

Application: 20250778

**TOWN AND COUNTRY PLANNING, ENGLAND
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015 (AS AMENDED)**

APPROVAL OF DETAILED PLANS AND PARTICULARS

To: **Mr Lucky Gill
C/O Mr Matthew Phillips, Architecture Design Limited
Fitted Rigging House
The Historic Dockyard
Chatham
Kent
ME4 4TZ**

TAKE NOTICE that the **GRAVESHAM BOROUGH COUNCIL**, the Local Planning Authority under the Town and Country Planning Act 1990, has **APPROVED** detailed plans and particulars submitted on 31st July 2025 in respect of:-

Application for the approval of condition 2 (Contamination Strategy), condition 3 (Sustainable Surface Water Drainage Scheme) and condition 4 (Construction Method Statement) attached to planning reference number 20250777.

at: **Land And Buildings At Seacon Site
Tower Wharf
Lower Road
Northfleet
Gravesend
Kent
DA11 9BD**

Your attention is drawn to the following informatives

INFORMATIVES:-

1 PLANS AND DOCUMENTS

This decision was made on the basis of the following plans and documents:

Application form
Risk Assessment and Method Statement (18.11.2024)
Phase 2 Geoenvironmental Ground Investigation (August 2022)
Hydraulic Calcs 28/05/2025
Construction Phase Health and Safety Plan (11.11.2024)
Kent County Council Flood and Water Management letter dated 29 July 2025 re. discharge of KCC drainage condition.
Drawing no. LM25100-XX-D-XX-301 Rev. P01 (Drainage details (Sheet 1)
Drawing no. LM25100-XX-D-XX-302 Rev. P01 (Drainage details (Sheet 2)
Drawing no. LM25100-XX-D-XX-303 Rev. P01 (Drainage details (Sheet 3)
Drawing no. LM25100-XX-D-XX-0500 Rev. P04 (Drainage Strategy Plan)
Maintenance Schedule

Supplementary Information:

Agent response to KCC Drainage Comments (28 October 2025)

Drawing no. LM25100-XX-D-XX-0100 Rev. P01 (Impermeable Areas Plan Existing and Proposed)

Submersible Sludge Pump XJS 50 Specification

Drainage Strategy Report (April 2025)

Emergency Call-out Agreement

Surface Water Flow Discharge Assessment

Pollution and Hazards Mitigation Input Data

Pollution and Hazards Mitigation Results

Hydraulic Calculations 15/12/2025

Phase 4 Validation Report (May 2026)

Rhinoplast Amber 2000 Gas Barrier Data Sheet

Rhinoplast Amber 2000 Gas Barrier

2 STATEMENT OF POSITIVE AND PROACTIVE APPROACH TO DECISION-MAKING

In accordance with Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), and Policy DM3(1)(a) of the National Planning Policy Framework (NPPF) 2026, the Local Planning Authority (LPA) has approached the assessment and determination of this application in a positive and proactive manner. Where necessary the LPA has worked with the applicant to seek solutions to problems arising from initial proposal, ensuring a timely decision that is in accordance with the Development Plan for the area.

Dated: 1 September 2026

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Shazad Ghani
MPhil, MA, BA (Hons)
Head of Planning
Planning Service

NOTES:

This permission is confined to permission under the Town and Country Planning Acts and the Town and Country Planning (Development Management Procedure) (England) Order 2015 and does not obviate the necessity of compliance with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be requisite.

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a **householder application*** which has been refused and you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks of the date of this notice**.
- For **all other applications**, refused or permitted, if you want to appeal against your Local Planning Authority's decision then you must do so within **6 months of the date of this notice**.
- **Appeals must be made using a form which you can obtain from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN;**

telephone: 0303 444 5000; email: enquiries@pins.gsi.gov.uk or online at www.planningportal.gov.uk/pcs.

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

***Householder applications**

These are:

- (a) applications for planning permission for development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, or
- (b) an application for any consent, agreement or approval required by or under a planning permission, development order or local development order in relation to such development

but does **not** include –

- (i) an application for change of use;
- (ii) an application to change the number of dwellings in a building.

PURCHASE NOTICES

- If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor can he/she render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.