

Delegated Report

Approval of Conditions Application

Planning Application No: 20260266

Location: Land At St Albans Close Gravesend Kent

Description: Application for the approval of condition 9 (Drainage) attached to planning reference number 20250479.

Applicant: Miss Esme Foley

Submitted Documents/Plans

Application Form
10164-PTA-XX-XX-DR-C-9100 Rev P02 – Proposed Drainage Layout
10164-PTA-XX-XX-DR-C-9131 Rev P02 – Drainage Construction Details – Southern Water Manhole
Below Ground Drainage Maintenance Plan

Relevant Planning History

Reference	Description	Decision	Decision Date
20250479	Erection of 8x Solohaus self contained modular homes for temporary homeless accommodation, with associated plant, bin and bike stores and landscaping.	Permitted	16.10.25

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving Well-Designed Places
- Section 15 – Conserving and Enhancing the Natural Environment

Supplementary Planning Guidance

- SPG 2 – Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020
- Technical Housing Standards – Nationally Described Space Standard (2015)
- SPG 4 – KCC Parking Standards (2006)
- Gravesham Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Consultees

KCC Flood and Water Management

As Lead Local Flood Authority, Kent County Council are required to provide technical advice and guidance on the surface water drainage strategies, designs and maintenance arrangement put forward by developers to any new major development.

According to the Town and Country Planning (Development Management Procedure) (England) Order 2010, major development is defined in planning as any development involving any one or more of the following:

- a) The winning and working of minerals or the use of land for mineral-working deposits;
- b) Waste development;
- c) The provision of dwelling houses where:
 - i. The number of dwelling houses to be provided is ten or more; or
 - ii. The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph
- (c) (i);
- d) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- e) Development carried out on a site having an area of one hectare or more.

The application under the above reference number therefore falls outside the definition of major development and also falls outside of KCC's remit as statutory consultee.

Notwithstanding the above, please feel free to contact us again if you consider there to be local flood risk issues on this site that may require further consideration.

Southern Water

Thank you for your correspondence, please see our comments below regarding the above application.

Conditions

Southern Water are happy to discharge condition 9 (Drainage) due to the submitted document showing the proposed Soakaways and connection plan.

Officer's Analysis

Condition 9 of 20250479 is as follows:

9. The development shall be carried out in accordance with the approved Drainage Strategy, the associated Drainage Plan, and the Maintenance Schedule. The approved SuDS/foul drainage shall thereafter be managed and maintained for the lifetime of the development in accordance with the Maintenance Schedule, unless otherwise agreed in writing by the Local Planning Authority in consultation with Southern Water.

Reason: To ensure a satisfactory form of development and to ensure no flood or drainage issues arise from it, in accordance with Policy CS19 of the Gravesham Local Plan Core Strategy (2014).

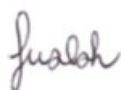
The proposed drainage layout submitted with this application details the proposed foul water drainage, and surface water drainage with the foul water drainage connecting to an existing southern water foul water manhole to the north of the site. The surface water drainage would be connected to a 24m² aquacell soakaway to the north of the site, a DC drainage channel with Sump unit, and a land drain with perforated distribution pipe. Southern Water have raised no objection to the discharge of condition 9. The Maintenance Plan also appropriately demonstrate a good level of drainage maintenance both during and after construction.

The details supplied are considered satisfactory to meet the requirements of condition 9.

Conclusion & Recommendation

The recommendation is to discharge condition 9 of 20250479.

(see draft Decision)

Case Officer:	Mrs Lisa Fisher	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	8th April 2026	Dated:	09 April 2026