



Delegated Report

Planning Application

Planning Application No: 20220870

Location: Elizabeth Huggins Cottages Cross Lane West Gravesend Kent

Description: Application for approval of condition 3 (i) (ii) and (iii) 6 (a) (i) attached to planning permission reference number 20220135 relating to Sustainable Urban Drainage (Phase 1) and soft landscaping scheme (Phase 1).

Applicant: Elizabeth Huggins Cottages Charity

Submitted Documents/Plans

Application form;
Surface Water V1.1 (Calculations);
Drawing No.201 Rev H – Proposed Levels and Drainage Layout Plan;
Drawing No.Wd-921 Rev P3 – Proposed Landscaping Scheme – Phase 1;
Drainage Statement;
Technical Note (Drainage)
Designer's Response (Drainage)
Southern Water Approval letter.

Relevant Planning History

Reference	Description	Decision	Decision Date
20220135	Application for variation of condition 2 attached to planning permission reference no. 20210672 to provide social housing to ex service personnel to provide a mix of 3 bedroom 2 storey houses, single bedroom flats, 2 bedroom flats, 2 bedroom cottages and a 3 bedroom maisonette for warden, car parking and cycle storage; to allow a reconfiguration of the Blocks A, B, F and G, car parking layout and refuse and cycle store locations.	Permitted	18.11.2022

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

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

Paragraph 33 of the NPPF (2021) 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 (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- 2 – Achieving Sustainable Development
- 12 – Achieving sustainable development and well-designed places
- 15 – Conserving and enhancing the natural Environment

Consultations, Publicity and Representations

Consultees

4 responses received from KCC – Flood & Water Management which can be viewed on public access.

KCC – Flood & Water Management (6th March 2023)

https://docs.gravesham.gov.uk/PublicAccess_Live/Document/ViewDocument?id=A7B4F2EF807340A98F69C618B1669877

KCC – Flood & Water Management (17th January 2023)

https://docs.gravesham.gov.uk/PublicAccess_Live/Document/ViewDocument?id=1AE51B8B83A34AE99CF690F524D85E48

KCC – Flood & Water Management (13th December 2023)

https://docs.gravesham.gov.uk/PublicAccess_Live/Document/ViewDocument?id=A01F9E26BF3648E89BB14C7FDE05A2B9

KCC – Flood & Water Management (14th November 2023)

https://docs.gravesham.gov.uk/PublicAccess_Live/Document/ViewDocument?id=9FB51474E7F84CCB81B62CA0FAAC9DB6

Officer's Analysis

Condition 3 (i) (ii) (iii)

Within 6 weeks of the date of this permission a drainage scheme designed in accordance with the principles of sustainable urban drainage for phase 1 (Block D) shall be submitted to and approved in writing by the Local Planning Authority in consultation with Kent County Council as the Lead Local Flood Authority (LLFA). The submitted details shall:

- provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;*
- include a timetable for its implementation; and*
- provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.*

The following documents have been submitted to discharge condition 6 (a) (i) which is for the soft landscaping scheme.

- Application form;
- Surface Water V1.1 (Calculations);
- Drawing No.201 Rev H – Proposed Levels and Drainage Layout Plan;
- Drainage Statement;
- Technical Note (Drainage);
- Designer's Response (Drainage); and
- Southern Water Approval letter.

KCC as the Lead Local Flood Authority were consulted and their initial comments of 14th November 2022 stated that insufficient information has been provided to discharge the condition.

Additional information was provided by the agent and submitted to KCC who still raised the following 2 concerns on 13th December 2023.

Commented [SG1]: Only one concern below

2. We would also request that a copy of the Agreement with Southern Water for the connection to the existing sewer network is also provided.

Please note that as of the 10th of May 2022, the Environment Agency's climate change allowances have been updated. As part of this update, revisions have been made to the 'Peak Rainfall Intensity Allowances' that are used in applying climate change percentages to new drainage schemes.

The LLFA would now seek the 'upper end' allowance is designed for both the 30 (3.3%) and 100 (1%) year storm scenarios. The latest information on the allowances and map can be found at the following link:

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

The agent was contacted for the above additional information and once received it was sent onto KCC to comment on. KCC commented on 17th January 2023 that two issues were outstanding as shown below:

We appreciate the information provided with the updated drainage layout and hydraulic calculations however note that the hydraulic calculations for the 'upper end' allowance for the 30 (3.3%) year storm scenario as mentioned in our previous response have not been provided.

We would also request that a copy of the Agreement with Southern Water for the connection to the existing sewer network is evidenced.

Further discussions took place with the agent and KCC and with the agent providing the Southern Water approval letter on 17th March 2023. This letter confirmed that sufficient information has been provided to address Southern Water concerns.

We are pleased to advise that your Section 106 application to connect to the public surface water sewer, as shown on your drawing 201 Revision H dated 09/02/2023, is approved by Southern Water. Our approval means we are satisfied with your connection method.

It is considered that sufficient information has been provided to discharge Condition 3 (i) (ii) (iii) and no

further consultations with KCC are required.

Discharge Condition 3 (i) (ii) (iii)

Condition 6 (a) (i) (Landscaping Scheme)

(A) (i) Notwithstanding the details shown on the approved plans and application form before first occupation of Phase 1 (Block D) or within 6 months of practical completion of Phase 1 (Block D) (whichever is sooner) the development details of a soft landscaping scheme (to include the planting of trees, hedges, shrubs and grassed areas) shall be submitted to and approved, in writing, by the Local Planning Authority.

The following documents have been submitted to discharge condition 6 (a) (i) which is for the soft landscaping scheme.

Application form; and

Drawing No.Wd-921 Rev P3 – Proposed Landscaping Scheme – Phase 1.

The submitted soft landscaping scheme shows the soft landscaping around phase 1. The majority of the soft landscaping scheme is laid lawn with the existing mature hedge along the northern boundary retained as shown below.



In addition to the soft landscaping scheme where planting is proposed a detailed scheme of planting has been provided (see below extract)

12no. - Geranium Macrorrhizum 'Ingwersen'
 15no. - Aquilegia Vulgaris 'Nivea'
 9no. - Hebe 'Margret'
 10no. - Persicaria bistorta 'Superba'
 10no. - Lavandula angustifolia 'Hidcote'
 20no. - Ilex Crenata 'Golden Gem'
 15no. - Aucuba japonica 'Rozannie'

It is considered that sufficient information has been provided and the soft landscaping provided complies with Policies CS12 and CS19 (LPCS) and section 15 of the NPPF (2021) and no further information is required in order to discharge condition 6 (a) (i).

Decision

Discharge condition 3 (i) (ii) and (iii) 6 (a) (i)

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mr Richard Hart	Team Leader:	Mr S Ghani
Signed:	<i>R Hart</i>	Signed:	<i>S Ghani</i>
Dated:	21st March 2023	Dated:	23 March 2023