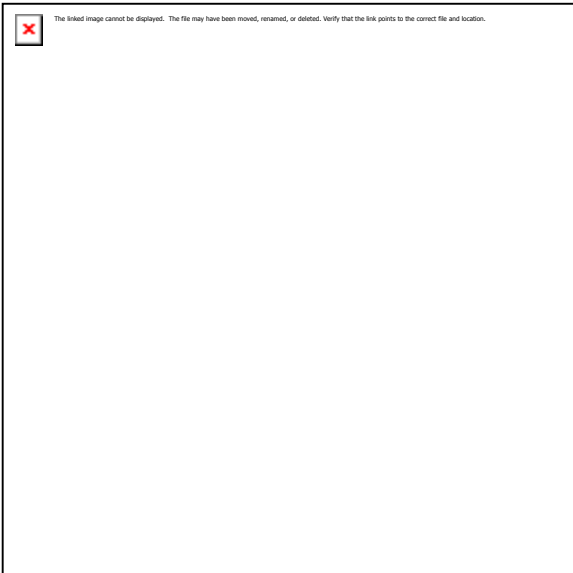




Delegated Report

Householder Planning Application

Planning Application No: 20220589

Location: Land At Market Square And Horn Yard Car Parks New Swan Yard
Gravesend DA12 2EN

Description: Application for approval of condition 11 attached to planning permission reference number 20200343 relating to details of the proposed means of foul and surface water sewerage disposal.

Applicant: Reef Group

Submitted Documents/Plans

- Application Form
- Covering Letter
- Road and Drainage Plan C1011 P4
- Adoptable Drainage Details C1053 P1
- Adoptable Drainage Details Sheet 1 C1050 P3
- Technical Layout Sheet 1C1060 P8
- Section 185 Diversion 2 & 3 Agreement Plan C1141 P2
- Private Drainage Details Sheet 1 C1070 P2
- Technical Layout Sheet 1 C1061 P7
- Section 185 Diversion 1 Agreement Plan C1140 P3
- Section 104 Plan C1142 P1
- Section 104 Long Section C1032 P1
- Sewer Long Section Diversion 2 & 3 C1031 P1
- Sewer Long Section Diversion 1 C1030 P1
- Letter from Southern Water (dated 20th November 2020)
- Letter from Southern Water (dated 25th January 2022)
- Letter from Southern Water (dated 3th March 2022)

Relevant Planning History

Reference	Description	Decision	Decision Date
20200343	Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian links, landscaping, highway and other associated works.	Permitted	21.12.2020

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

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

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

Consultations, Publicity and Representations

Not required

Officer's Analysis

Condition 11

Notwithstanding the details shown on the approved plans, submitted documents and application form, before any above ground works commence details of the proposed means of foul and surface water sewerage disposal shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with Southern Water. The development shall be carried out in accordance with the approved details”.

The applicant has provided the following information to discharge condition 11.

- Covering Letter

- Road and Drainage Plan C1011 P4
- Adoptable Drainage Details C1053 P1
- Adoptable Drainage Details Sheet 1 C1050 P3
- Technical Layout Sheet 1 C1060 P8
- Section 185 Diversion 2 & 3 Agreement Plan C1141 P2
- Private Drainage Details Sheet 1 C1070 P2
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- Letter from Southern Water (dated 3th March 2022)

Whilst Southern Water have not been formally consulted the applicant has provided sufficient details on proposed means of foul and surface water sewerage disposal. Crucially Letter from Southern Water (dated 3th March 2022) states the following:

I am also pleased to confirm that the technical assessment of your proposals is satisfactory and I can now proceed towards drawing up the agreement, which will be based on the model form published in the Sixth edition of "Sewers for Adoption". This document is regarded favorably by the House Builders Federation and Water UK and is the standard against which sewers are adopted by agreement. As a consequence, Southern Water will not agree to departures from that model form and you are strongly advised to make your solicitor aware of this, which will pave the way for a swift production and completion of the agreement.

In order that an Agreement may be drawn up I should be obliged if you would please provide the drawings for the agreement in accordance with the attached specification sheet. Please ensure easements are shown for pipe work over 300mm or 3m deep and for the outfall. N.B. The drawings deemed to comply with "Sewers for Adoption" are numbered:

Drawing No	Revision	Drawing Name
19042_C1011	P3	Road and Drainage Plan
19042_C1032	P1	Section 104 Long Section
19042_C1053	P1	S104 Adoptable Drainage details

As such it is clear that Southern Water are happy with means of foul and surface water sewerage disposal and no further information/clarification is required from Southern Water.

No conflict with local and national planning policy and condition 11 can be discharged.

Conclusion & Recommendation

Discharge Condition 11

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

Case Officer:	Mr Richard Hart	Team Leader:	Miss Faye Hobbs
Signed:	<i>R Hart</i>	Signed:	
Dated:	17th June 2022	Dated:	17 June 2022