



Delegated Report

Adjoining Authority Application

Planning Application No:	20230928
Location:	Gravesend Wastewater Treatment Works (WTW) Dering Way Denton Gravesend
Description:	KCC CONSULTATION KCC/GR/0139/2023 - Proposed control kiosk.
Applicant:	Kent County Council
Site Visit Date:	Desktop assessment

Submitted Documents/Plans

Kent County Council (KCC) has submitted the following in support of the application:

Consultation letter dated 4 September 2023

Relevant Planning History

There is a fairly extensive planning history; the most relevant application has been included below.

Reference	Description	Decision	Decision Date
20160388	Erection of a combined heat and power plant kiosk. KCC Decision Granted 8.7.2016	No objection	21.06.2016

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS18 – Climate Change
- CS19 – Development and Design Principles

Paragraph 33 of the NPPF (2023) 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 (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- 2 – Achieving sustainable development
- 15 – Conserving and enhancing the natural environment

Internal Consultation

GBC Environmental Protection

Having reviewed the submitted information, there are no noise (or other environmental issues) related to this proposal. We have no objection to this application or adverse comments to make.

Officer's Analysis

Gravesend WTW is a key Southern Water Services Limited (Southern Water) operational site that provides wastewater treatment serving much of Gravesend and surrounding local area.

The proposal relates to the installation of a new control kiosk at the site. The outer dimensions of the kiosk will be 5.5m long, 1.8m wide, and 3.3m high with a single access point via double doors on the front. The wall panels are to be coloured BS 4800 (14C39) Holly Green and will be gel coated and backed with Glass Reinforced Plastic laminate. The Control Kiosk will contain electrical control equipment that will be used to operate the new plant and equipment. Access will remain as existing.

The proposed development is required in connection with upgrade works being carried out at the WTW that will enable additional storm storage.

The site lies in the urban area. To the north of the site is the Thames and Medway Canal, with commercial and industrial areas beyond, as well as to the south and west. To the east is an area of marshland.

The site is within an area at high risk of flooding (Flood Zone 3) and is within close proximity of a Site of Special Scientific Interest (SSSI), Ramsar site and Special Protection Area (SPA) to the east. Due to these designations, the recommendations of the Environment Agency and Natural England will need to be sought, and this will be undertaken by KCC.

The application would have no impact on the operation or appearance of Gravesham Borough or the amenities of its residents. The application should be considered against relevant local and national planning policy as appropriate.

Conclusion and Recommendation

No objections.

Kent County Council is thanked for consulting the Borough Council.

Case Officer:	Mrs Katherine Parkin	Team Leader:	Miss Faye Hobbs
Signed:	<i>K. Parkin</i>	Signed:	
Dated:	2 October 2023	Dated:	02 October 2023