

Application: 20231062

**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: **M And J Design And Build
C/O Mr Chris McMullon, Sevenscroft LTD
277 Canterbury Road
Kennington
Ashford
Kent
TN24 9QW**

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 17th October 2023 in accordance with conditions 6 and 7 of the Notification of Grant of Planning Permission reference 20191222 to Develop Land dated 21 January 2020 in respect of:-

Outline Application with Some Matters Reserved for the erection of 3no. self build houses with associated garages and landscaping.

at: **Land At
Meadow Cottage
School Lane
Higham
Rochester
Kent**

and being **Application for approval of appeal condition 6 and 7 attached to planning permission reference number 20191222 and appeal reference number APP/K2230/W/20/3255704 relating to a Construction Method Statement and details of foul and surface water drainage.**

subject to the following Informatives:-

INFORMATIVES:-

1 DECISION PLANS

Cover letter
Application form
Construction Method Statement
Drawing no. 2022/52/20A (proposed site set up plan)
Drawing no. 2022/52/21A (proposed foul and surface water drainage plan)

2 AVOIDANCE OF DOUBT

For the avoidance of doubt the approved conditions for this application relating to planning permission 20191222 (appeal reference APP/K2230/W/20/3255704) are;

Condition 6 (Construction Method Statement)

Condition 7 (Drainage)

3 ENVIRONMENT AGENCY ADVISORY

The site is situated within a Source Protection Zone 1 and is situated upon a Principal Aquifer (Chalk), which is overlain by a Secondary Undifferentiated Aquifer (Head Deposits).

It is understood that foul water is to be discharged via mains sewer. We consider this acceptable in principle and have no further comments with regard to mains drainage.

It is understood that surface water from roof and patio areas is to be discharged to ground via soakaway with associated rainwater harvesting tanks. It should be noted that no discharge through ground considered to be affected by contamination shall be approved. It is also noted that surface water from remaining areas of hardstanding, including roads and driveways are to discharge to gullies, which feed a central pond feature. Should this pond feature discharge to ground a hydrogeological risk assessment will be required in accordance with position statement G13 of the 'Environment Agency's Approach to Groundwater Protection'. We do not consider the documentation provided to suitably document any proposed pollution prevention measures to prevent the ingress of any potential contaminants.

The proposals supplied will be assessed against the position statements outlined in the Environment Agency's Approach to Protecting Groundwater. The position statements which are of particular relevance to this application are G8, G10, G11, G12 and G13.

4 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 paragraph 38 of the National Planning Policy Framework (NPPF) 2023, the Local Planning Authority has approached the assessment and determination of this application in a positive and creative way and, where appropriate, has worked pro-actively with the applicant to secure a development that is sustainable and that improves the economic, social and environmental conditions of the area, and that is in accordance with the Development Plan for the area.

Dated: 25 January 2024

Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Ms Tava Walton
AD Planning

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.