



Delegated Report

Approval of Conditions Application

Application No:	20250036
Location:	Land At Worcester Close, Istead Rise, Gravesend, Kent, DA13 9LB
Description:	Application for the approval of condition 6 attached to planning reference number 20230136 relating to a scheme for sustainable surface water drainage.
Applicant:	Elkins Construction

Submitted Documents/Plans

- Application Form – dated 14 January 2025;
- SUDS Maintenance Plan Report by SD Engineers (dated 20 December 2024);
- Drawing no. 2244-SDE-00-XX-DR-C-1000 – Rev. P02 – Proposed Drainage Layout.

Relevant Planning History

Reference	Description	Decision	Decision Date
20230136	Construction of 8 new affordable rent residential units (Use Class C3) with associated vehicular and pedestrian access, car parking, cycle parking, refuse storage and landscaping.	PERMITTED	29.11.2023

Consultations, Publicity and Representations

External 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.

Southern Water – From reviewing the submitted documents, Southern Water is happy to discharge condition 6 (Surface Water Drainage) due to the submitted drainage diagram showing the proposed Soakaway being the required 5m away from the existing Water pipe.

Officer's Analysis

This is an application for the approval of condition 6 attached to planning permission reference 20230136 relating to Sustainable Surface Water Drainage.

Condition 6 states the following:

6. *No development approved by this permission shall be commenced until a scheme for sustainable surface water drainage has been submitted to and approved, in writing, by the Local Planning Authority. The detailed drainage scheme submitted shall*
- (i) demonstrate that both the rate and volume of run-off leaving the site post-development will be restricted to that of the existing site during any rainfall event (up to and including the climate change adjusted 100yr critical storm)*
 - (ii) demonstrate that the existing on-site surface water flow-routes and accumulation points will not be altered in such a way that the development places property at risk from flooding during any rainfall event, up to and including the climate change adjusted critical 100yr storm,*
 - (iii) demonstrate that infiltration features are not located on parts of the site where contamination might be present*
 - (iv) include a timetable for its implementation, and*
 - (v) include a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.*

The surface water drainage scheme shall thereafter be implemented in full prior to first residential occupation of the development and thereafter maintained and managed in accordance with the approved scheme.

The condition was attached to ensure that sustainable drainage is incorporated into the proposal, and to ensure that the development does not contribute to unacceptable risk to levels of water pollution.

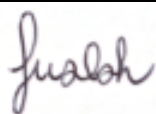
The application has been supported by a SUDS Maintenance Report and Drainage Layout Plan. These documents have been reviewed by Kent County Council Flood and Southern Water, who have raised no objections. Therefore, adequate detail has been submitted and condition 6 can be discharged.

Conclusion

The details submitted are adequate to discharge Condition 6 (Sustainable Surface Water Drainage).

Recommendation

Approval of Details

Case Officer:	Mr Ethan Bonthron	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	21 st February 2025	Dated:	21 February 2025