

Delegated Report

Condition Discharge Application

Planning Application No: 20260399

Location: Car Park, Milton Place, Gravesend, Kent

Description: Application for the approval of condition 11 (Foul and surface water sewerage disposal) attached to planning reference number 20250167.

Applicant: The Hill Group

Site Visit Date: Desktop assessment

Submitted Documents/Plans

Application form
Drawing no. MPG-ISS-XX-00-D-C-30000 Rev. C1 (Proposed drainage plan)

Relevant Planning History

Reference	Description	Decision	Decision Date
20260082	Application for the approval of condition 6 (Sustainable Urban Drainage) attached to planning reference number 20250167.	Approval of details	16.03.2026
20250167	Construction of 76 dwellings and associated infrastructure.	Permitted	15.12.2025

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS18 – Climate Change
- CS19 – Development and Design Principles

National Planning Policy Framework (2024)

- Section 15 – Conserving and enhancing the natural environment

Consultations, Publicity and Representations

External Consultees

Environment Agency

This application relates to a condition that was not requested by us, we therefore have no comments to make with regards to the discharge of this condition.

KCC Flood and Water Management

Kent County Council, as Lead Local Flood Authority (LLFA), has reviewed the Proposed Drainage Plan

(MPG-ISS-XX-00-D-C-30000-C1) and notes that the surface water drainage scheme shown on the drawing accords with the details previously set out and approved under Condition 6 (Surface Water Drainage). Therefore, the LLFA raises no objection to the discharge of Condition 11 from a surface water drainage perspective.

North Kent Marshes Water Level Management Board

The submission has been reviewed, and the Board has no comment. Although the site is within the drainage district of the newly formed North Kent Marshes Water Level Management Board, surface water disposal from the proposed development is based on infiltration techniques. As such, the proposal does not impact our interests, and Kent County Council, as LLFA, is the appropriate authority to respond.

Internal Consultees

GBC Environmental Protection

There is no objection to this condition being discharged or adverse comments to make.

Neighbour Representations

As this is an application for the discharge of a condition there is no requirement to consult neighbouring properties.

Officer's Analysis

Condition 11 (Foul and surface water sewerage disposal)

Condition 11 states as follows:

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.

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal; to ensure that the development does not contribute to, or is not put at risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants and to ensure ongoing efficacy of the drainage provisions, in accordance with policies CS18 and CS19 of the Gravesham Local Plan Core Strategy (September 2014).

Drawing no. MPG-ISS-XX-00-D-C-30000 Rev. C1 (Proposed drainage plan) has been submitted in relation to this condition.

The KCC LLFA has commented that the submission is in line with the surface water details agreed under condition 6 (sustainable urban drainage) and can be discharged.

It is considered that sufficient detail has been provided to satisfactorily discharge condition 11. The details would ensure sustainable drainage and water pollution matters are taken into account, in accordance with Policies CS18 and CS19 of the Gravesham Local Plan Core Strategy 2014, and the reason for condition 11.

Conclusion

The Local Planning Authority is satisfied with the details submitted in relation to planning permission 20250167 for the construction of 76 dwellings. It is considered that condition 11 can be fully discharged.

Recommendation

Approval of details.

(For informatives, see draft Decision)

Case Officer:	Mrs Katherine Parkin	Team Leader:	Richard Hart
Signed:	<i>K. Parkin</i>	Signed:	<i>R Hart</i>
Dated:	4th June 2026	Dated:	5th June 2026