



Delegated Report

KCC Consultation

Application no: 20250191

Location: Gravesend Wastewater Treatment Works Dering Way Gravesend Kent

Description: KCC Consultation GR/0151/2024 - Application under Regulation 3 of the Town & Country Planning General Regulations 1992 - Section 73 application to vary condition (11) of planning permission GR/96/837 to allow a limited number of large vehicles to access Gravesend Wastewater Treatment Works on Bank (Public) Holidays.

Applicant: Kent County Council

Site Visit Date: N/A

Introduction

Kent County Council (KCC), as the determining Planning Authority, has consulted Gravesham Borough Council (GBC) for its views on a Section 73 application to vary condition (11) of planning permission GR/96/837 to allow a limited number of large vehicles to access Gravesend Wastewater Treatment Works on Bank (Public) Holidays.

Submitted Documents/Plans

Kent County Council has submitted the following with this application:

- Consultation letter dated 03/03/2025

This points the Local Planning Authority to the application which is available to view on KCC's website via the following link:

[Planning Register : Kent County Council](#)

Relevant Planning History

Reference	Description	Decision	Decision Date
19960837	Construction of secondary treatment works and sludge treatment works and construction of new temporary access road to the site.	Permitted	21.10.1997

Development Plan

Development Plan

Gravesham Local Plan Core Strategy (2014)

- CS01 – Sustainable Development

- CS02 – Scale & Distribution of Development
- CS10 – Physical and Social Infrastructure
- CS11 - Transport
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) 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 (2024), the Council will also seek to replace these.

National Planning Policy Framework (2024)

- Section 2 – Achieving Sustainable Development
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG 4 – KCC Parking Standards (2006)

Consultations, Publicity and Representations

As the determining authority, KCC have the responsibility to undertake relevant statutory consultations and publicity.

Officer's Analysis

The application comprises a Kent County Council consultation on application GR/0151/2024 which is a section 73 application to vary condition (11) of planning permission GR/96/837 to allow a limited number of large vehicles to access Gravesend Wastewater Treatment Works on Bank (Public) Holidays.

Condition 11 of GR/96/837 is as follows:

After commissioning of the enhanced works, large vehicle traffic movements shall be confined to:

07.00-1800 hours - Monday to Friday

07.00-1300 hours - Saturday

Excluding, Sundays and other Public Holidays with the exception of operational emergencies.

It is stated in the application that the reason to vary condition 11 is due to the need to maintain a stable feed to the sludge digestion process and to prevent a deterioration in the performance of the digesters. Currently, the digester feeds need to be reduced ahead of Bank and Public Holidays to align the plant with the limited imports and this can have a negative impact on the feeds and cause malfunctioning issues as the digesters operate best with a consistent flow of sludge. It then takes up to 48 hours for the feeds to be brought back up to full feed capacity, which impacts on the effective operation of the Waste Water Treatment Works (WTW).

There are a number of properties along Rochester Road and Dering Way which are on the vehicle access route. Given the justification for the proposal and that large vehicles do already access the Gravesend Wastewater Treatment Works between 07.00-1800 hours - Monday to Friday and 07.00-1300 hours – Saturday, it is considered that the proposal for large vehicles to use the site on Bank Holidays may be acceptable. The applicant is not proposing to vary the condition to allow large vehicles to access the site

every Sunday which is also restricted by condition 11 and would remain, and is only applying to vary for Bank Holidays. It is proposed for the hours on Bank Holidays to be 08:00 – 13:00 and would exclude the 25th December.

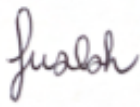
Given the relatively few Bank Holidays throughout the year and that the hours are proposed to be the same as already restricted for Saturdays, it is considered that the proposed variation would be unlikely to cause any significant harm to the amenity of residential properties along the access route.

Conclusion

The Borough Council raises no objection in principle to the proposed development. KCC are requested to take into account relevant development plan policies and any other material considerations when making their determination.

Recommendation: Observations Sent

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Mrs Faye Walsh
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	26th March 2025	Dated:	26 March 2025