



Planning Department  
Swale Borough Council

Our ref: RH/31303

***Submitted online via the Planning Portal***

04 December 2023

Dear Sir or Madam,

**APPLICATION FOR THE APPROVAL OF DETAILS RESERVED BY CONDITION 19  
PURSUANT TO PLANNING PERMISSION 18/502372/EIOUT - LAND AT GREAT  
GROVEHURST FARM GROVEHURST ROAD SITTINGBOURNE KENT ME9 8RB**

On behalf of our client Pentland Homes, please find enclosed an application for approval of details reserved by condition 19 pursuant to planning permission 18/502372/EIOUT.

Planning permission was approved in July 2021 for the following development - Outline application for the development of up to 115 dwellings and all necessary supporting infrastructure including emergency access, roads, footpath and cycle links, open space, play areas and landscaping, parking, drainage and all utilities and surface infrastructure works. All detailed matters are reserved for subsequent approval except (a) mitigation of impacts on Great Crested Newts; (b) vehicular access to Grovehurst Road and (c) extraction of brickearth.

The Reserved Matters application has been submitted and is pending under ref: 23/505226/REM. This includes full details of the proposed development in terms of layout, landscaping, appearance.

Condition 19 of the outline planning permission states:

*No development related to the residential element of the application hereby approved shall take place until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing) by the Local Planning Authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site. The drainage scheme shall also demonstrate (with reference to published guidance): - that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters. - appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker. The drainage scheme shall be implemented in accordance with the approved details.*



*Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.*

Please find enclosed the Barter Hill Designers Response to conditions which sets out the proposed drainage strategy, together with the following drawings and Maintenance and Management Report:

- Drawing 9383-BHP-XX-XX-C-M-1002 FW Network
- Drawing 9383-BHP-XX-XX-C-T-1001 SW Network
- SHE-0161-1480-1850-1480 Design Drawing
- SHE-0161-1480-1850-1480 Hydraulic Characteristics
- Drawing 9383-BHP-XX-XX-D-C-0111-P1
- Drawing 9383-BHP-XX-XX-D-C-0112-P1
- Drawing 9383-BHP-XX-XX-D-C-0113-P1
- Drawing 9383-BHP-XX-XX-D-C-0115-P1
- Drawing 9383-BHP-XX-XX-D-C-3031-P1

I trust that the above is sufficient to satisfy condition 19. However, should you have any queries or require any additional information please do not hesitate to contact me.

Yours faithfully,

Rebecca Hornsby  
DHA Planning