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Our Ref: GBC/2024/102639
Date: 11 November 2024

Application No: 20240856

Location: Former Tollgate Hotel, Watling Street, Gravesend, Kent

Proposal: Demolition of existing buildings to provide an EV charging hub and petrol filling station, including 24 charging bays and supporting electrical infrastructure (12 charging upstands, three substations and two network cabinets), six pump islands with canopy above, a forecourt shop/amenity building, customer parking, two air and water spaces and associated hardstanding and landscaping, accessed from the Wrotham Road/eastbound A2 roundabout junction.

Thank you for your consultation on the above referenced planning application.

Kent County Council as Lead Local Flood Authority have reviewed the Flood Risk and Drainage Assessment prepared by Weetwood (Sep 2024). Upon review of the drainage strategy, It was noted that the development area consists of two disused buildings and scrub land and that the existing drainage appears to be non-functioning and entirely blocked.

Though no attempt to outline or compare the pre-development and proposed development runoff rates has been made, a significant inclusion of SuDS can be noted within the drainage scheme. Though not quantified, it can be inferred beyond reasonable doubt, due to existing site conditions, that therefore development will decrease flood risk within the development area.

However there are concerns which are raised, specifically:

- It has been noted that infiltration testing has been undertaken to identify areas where infiltration will be feasible. TP001, TP002 and TP003 have been provided in Appendix C, however additional infiltration values are displayed within Proposed Surface Water Drainage Layout (TP101, TP102, TP103). Can the applicant provide any evidence of the provided infiltration testing used to verify the infiltration rates used within these locations? All testing will be required to be compliant with BRE 365 guidance.

Until the above concern has been dealt with, Kent County Council as Lead Local Flood Authority would not recommend this application be progressed at present and that a holding objection be put in place..

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Yours faithfully,

Euan Allen

Graduate Flood Risk Officer
Flood and Water Management