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Flood and Water Management

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Our Ref: GBC/2021/087051
Date: 9 November 2021

Application No: 20211215

Location: Hevercourt Residential Home, Goodwood Crescent, Gravesend, Kent DA12 5EY

Proposal: Single storey 'wing' extensions to north, east, south and west elevations to provide an additional 21 ground floor ensuite bed spaces and additional care home facilities, together with internal and external alterations including a new entrance and entrance canopy to the south elevation, external courtyards, a new compound area, 7 additional car parking spaces and landscaping.

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

We have reviewed the Planning Statement and documents submitted and unfortunately the surface water drainage strategy is incomplete. We would therefore recommend the application is not determined until a complete surface water drainage strategy has been provided for review.

A drainage strategy submission must comprise:

- A drainage proposal schematic or sketch which is not supplied.
- A clear description of key drainage features within the drainage scheme (e.g. attenuation volumes, flow control devices etc.)
- Information to support any key assumptions (e.g. impermeable areas, infiltration rates etc.)
- Supporting calculations to demonstrate the drainage system's operation and drainage model network schematic
- Drainage strategy summary form (from our Drainage and Planning Policy Statement)
- Consideration of key questions and / or local authority planning policy requirements.

We would expect to see the drainage the drainage system modelled using 2013 FeH rainfall data in any appropriate modelling or simulation software. **Where 2013 FeH data is not available 26.25mm should be manually input for the M5-60 value, as per the requirements of our latest drainage and planning policy statement (June 2017); the unadjusted FSR dataset should not be used:**

http://www.kent.gov.uk/_data/assets/pdf_file/0003/49665/Drainage-and-Planning-policy-statement.pdf

This should ideally include outputs for the 1,30 and 100 year storm events including the 20% and 40% climate change allowances being applied.

Where there is any exceedance of the drainage network above the 30 year event, an exceedance plan should be provided illustrating where exceedance occurs and the extent and depth of flooding. Exceedance must be controlled within the site boundary.

As part of the site is of brownfield nature a full drainage asset survey will be required to ascertain the location, type, size and condition of any surface water sewers that are to be utilised within the proposed design.

Our Drainage and Planning Policy Statement sets out how Kent County Council, as Lead Local Flood Authority and statutory consultee, will review drainage strategies and surface water management provisions associated with applications for major development and should be referred to for further details about our submission requirements. This is available to download at: www.kent.gov.uk

Yours faithfully,

John Burns

Senior Flood Risk Project Officer
Flood and Water Management