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Our Ref: GBC/2024/100887
Date: 10 October 2024

Application No: 20240521

Location: FM Conway, Imperial Wharf, Clifton Marine Parade, Gravesend Kent

Proposal: Application for the approval of conditions 4, 7 and 13 attached to planning permission reference number 20220733 relating to Condition (4) - Surface Water Drainage Strategy, Condition (7) Hard Landscaping Scheme and Condition (13) Biodiversity Enhancement.

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

Kent County Council as Lead Local Flood Authority have the following comments:

Having reviewed the latest information submitted we can confirm that this addresses those concerns raised in our previous response in relation to climate change uplift values and that therefore we remove our request for a holding objection in relation to the discharge of condition 4.

As an additional advisory to those contained within our responses dated 3rd September, which we request be forwarded on to the applicant, we note that the drainage network proposed to be connected to, whilst physically confirmed via a CCTV survey, does not appear on the apparatus location plan supplied by Southern Water.

Should it be determined that the existing sewer network is not a Southern Water sewer and is actually a highway drainage network please be advised that any connection / outfall into assets under the control of the highway authority can only do so by entering into a s.115 agreement between the Highway Authority and Statutory Sewerage Undertaker under the Water Industry Act 1991. For this to be possible, the on-site drainage networks must be adopted by a Statutory Sewerage Undertaker - connections from privately maintained drainage systems are not accepted. The developer must demonstrate that the highway drainage system discharges via a positive outfall (i.e. into a watercourse or public sewer) and that the proposed flows do not result in an increased flood risk to the public highway or elsewhere. Any necessary upgrades to the drainage network will be the developer's responsibility to deliver prior to any discharge of surface water taking place. Please contact drainageta@kent.gov.uk with any queries or for further information.

As per our previous response we will expect for evidence of the '3rd party's' acceptance for a connection to their network to be included within the verification report submission as required under condition 5.

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,

Neil Clarke

Sustainable Drainage Team Leader
Flood and Water Management