

Gravesham Borough Council
Sent via email

Our ref: KT/2024/131577/01-L01
Your ref: 20240199

Date: 24 April 2024

Dear Lisa Fisher

Erection Of A New Three Storey Office Building, For Use Class E And Installation Of Solar Panels To Roof. Erection Of A Single Storey Storage Building With Integral Roof Lights, For Use Class B8 And Associated Parking And Landscaping.

Dalefield Industrial Park, Dalefield Way, Gravesend, Kent

Thank you for consulting us on the above application. We **object** to the proposal for the following reasons.

Flood Risk Objection

We have reviewed the submitted documents and flood risk assessment for development at Dalefield Industrial Park. The site lies within Flood Zone 3 and is classified as less vulnerable.

We object as the finished floor levels proposed for the development (2.900 metres Above Ordnance Datum) are below the Downriver Breach Modelled Levels. Gravesham's Strategic Flood Risk Assessment states that there should be no significant flood hazard to people from on-site flooding for the central allowance. In this instance, with the type of development being proposed, we would use the central allowance of 10% above the 1 in 200 modelled flood level.

Overcoming our Objection

We would require the applicant to revise their ground floor levels to at least the 1 in 200 + 10% climate change allowance. The 1 in 200 flood level is 3.09 metres Above Ordnance Datum (AOD). Including the central allowance, we would expect the applicant to have a finished floor level of at least 3.39mAOD. The applicant may also want to add an appropriate amount of freeboard to minimise the risk of flooding.

Flood Risk Informative

Our local Customers and Engagement team are able to provide any relevant flooding information that we have available, such as flood maps and modelled flood levels to be used within the Flood Risk Assessment. For most sites, applicants should request a Product 4 for this purpose. All flood data requests are free. To request any flood risk data, please email ksle@environment-agency.gov.uk

Please note that our advice is based upon the tidal and/or fluvial flood risk to the site. Other sources of flooding to the site such as surface water also need to be considered. We recommend that the applicant refers to the Strategic Flood Risk Assessment (SFRA) and seeks advice from the Lead Local Flood Authority (LLFA) and emergency planning teams, where appropriate.

Advice to the Local Planning Authority

Please note that the above comments only relate to Flood Risk. We have other comments to make in relation to issues within our remit, which will be provided once our above objection has been overcome.

If the applicant would like us to review a revised technical report prior to a formal submission, outside of a statutory consultation, and/or meet to discuss our position, this will be chargeable in line with our cost recovery service.

If they wish to request a meeting, or document review, please contact our team email address at KSLPlanning@environment-agency.gov.uk

Further information on our charged planning advice service is available at: <https://www.gov.uk/government/publications/planning-and-marine-licence-advice-standard-terms-for-our-charges>

If you are minded to grant permission contrary to our advice, it will be necessary to re-consult us to ensure that groundwater protection, flood risk and any other environmental issues are appropriately addressed by planning conditions.

Please do not hesitate to contact us should you require any further information.

Yours faithfully

Ms Laura Edwards
Planning Advisor

Direct e-mail KSLPLANNING@environment-agency.gov.uk