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Our Ref: GBC/2026/108934
Date: 13 April 2026

Application No: 20260119

Location: The Builders Yard, Lower Range Road, Gravesend, Kent

Proposal: Application for the approval of condition 4 (Surface Water Drainage) attached to planning reference number 20250262.

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

Kent County Council, as the Lead Local Flood Authority (LLFA), has reviewed the letter from Wilson Building Consultants (MS/2580/10-11/03/2026), which provides additional clarification on the reasons for proposing a deep borehole soakaway. The LLFA can confirm that we do not raise an objection to the use of a borehole soakaway, subject to the borehole being able to adequately discharge surface water runoff from the development.

A review of the British Geological Survey Borehole Viewer shows a historic borehole record titled TQ67SE3. This 1924 borehole encountered groundwater at a depth of 19 ft (5.7 m). It remains uncertain whether the 2.3 m depth recorded in the recent ground investigation represents a perched water table and whether the true groundwater level is closer to the earlier recorded depth of 5.7 m. If the actual groundwater depth is around 5.7m or deeper, the proposed borehole would discharge directly to the water table. As the Environment Agency is the statutory body responsible for groundwater protection, we advise that they are consulted to confirm their position before Condition 4 is discharged.

If the Environment Agency raises no objection to the design, the LLFA would expect the borehole soakaway to be monitored during construction and for appropriate constant-head tests to be undertaken to demonstrate that the design performs as intended. The results should be submitted as part of Condition 5 (Surface Water Drainage Verification Report).

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,

Daniel Hoare

Senior Flood Risk Officer

Flood and Water Management