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Our Ref: GBC/2022/092457
Date: 4 November 2022

Application No: 20220991

Location: 36 Lower Range Road, Gravesend, Kent,

Proposal: Application for approval of condition 5 Parts (i)(ii) and (iii) attached to planning permission reference number 20190520 relating to the details of a scheme for sustainable surface water drainage

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

Kent County Council as Lead Local Flood Authority understand from the Cover Letter prepared by Wilson Building Consultancy (7th of September 2022), the original approved strategy of discharging surface water directly to the sewer on Havengrove Avenue has not been possible. This has been highlighted because of issues surrounding 3rd party requisition of land.

Subsequently, a further strategy has been designed to utilise an existing gully on site that is presumed to have a direct connection to the combined sewer crossing the site. The LLFA raise no objections to the reuse of an existing gully on site and we note that Southern Water have stated in their response (04/05/2022) that they have capacity for a 1l/s rate into this sewer.

Supporting Microdrainage simulations have also been provided to demonstrate no above ground flooding should result from this site for storm events up to and including the climate adjusted (40%) 100 year return period.

In view of the revised strategy, the LLFA raise no objections to discharging condition 5 in full (parts 1-3).

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
Flood Risk Project Officer
Flood and Water Management