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Our Ref: GBC/2024/102701
Date: 8 January 2025

Application No: 20240970

Location: Bowling Green , Church Walk, Gravesend, Kent DA12 2QU

Proposal: Application for variation of Condition 2 (Approved Plans) attached to planning permission reference number 20221328 for demolition of existing bowls pavilion and erection of a 4-storey building to provide a 62-unit Use Class C2 retirement living complex, with a new access from Ellerslie, a new emergency access off Ellerslie, parking, landscaping and associated works; to allow substation repositioned to southeastern corner of site, now accessed from Church Walk. Projecting units in central portion of eastern elevation to Church Walk aligned / projection removed, replaced with brick details. Opaque balustrades to balconies replaced with glazed panels. Some window depths and location of transoms altered to improve proportions.

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

Kent County Council as Lead Local Flood Authority have reviewed the Proposed Drainage Plan prepared by Infrastructure Design LTD (Oct 2024) and have the following comments:

- It can be noted that the proposed changes likely have a minimal impact of the drainage strategy. It can however be noted that changes to the attenuation systems total areas have been made. Can the applicant provide additional hydraulic calculations demonstrating the performance of the amended drainage scheme? This is to outline that no increase in flood risk under greater return periods that previously demonstrated surcharging and risk of flooding within the 1 in 30 and 1 in 100 year return periods has occurred.

If the applicant provides additional hydraulic calculations as requested in the above comments, Kent County Council as Lead Local Flood Authority would see no further reason to object to the variation of Condition 2.

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,

Euan Allen

Graduate Flood Risk Officer
Flood and Water Management