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Our Ref: GBC/2026/109175
Date: 16 March 2026

Application No: 20260198

Location: Land At Dalefield Way (West), Dalefield Way, Gravesend, Kent DA12 2FL

Proposal: Application for the approval of condition 4 (Contaminated Land Assessment & Remediation Strategy), condition 5 (Contamination Not Previously Identified), condition 6 (Infiltration Drainage Restriction), condition 7 (Detailed Surface Water Drainage Scheme) and condition 11 (Acoustic Fencing Details) attached to planning reference number 20250596.

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

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

Unfortunately, there is presently insufficient information submitted to recommend the discharge of conditions 6 and 7 related to infiltration drainage and the provision of a sustainable drainage scheme. We would therefore recommend the application is not determined until further details have been provided for review.

As a minimum, a discharge of conditions application for the submission of a sustainable drainage scheme must comprise:

- A detailed non-technical summary statement or covering letter giving an overview of the design approach.
- Detailed design drainage layout drawings, annotated with pipe numbers, manhole cover and invert levels and key drainage features (such as attenuation devices, flow controls, soakaway locations etc.). General arrangement drawings of key drainage features or structures should also be provided.
- Information to support any key design inputs (e.g. greenfield and / or brownfield run-off rate calculations, existing and / or proposed impermeable area plan, ground investigation logs and infiltration test results (where applicable) and phasing plans (where applicable))
- Final full network calculations and model details to demonstrate the drainage system's operation and performance for the critical duration 12 year, 30 year, 100 year + appropriate climate change allowances storm intensities. The latest information on the allowances and map can be found at the following link: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>.
- Where there is any exceedance of the drainage network above the 30 year event, an exceedance plan should be provided illustrating where exceedance occurs

and the extent and depth of flooding. Exceedance must be controlled within the site boundary.

- A description of the measures included within the drainage scheme to manage the quality of surface water runoff together with information demonstrating that the measures are sufficient to ensure receiving surface waters and / or groundwater are adequately protected against pollution (time of travel, etc)
- Details demonstrating that appropriate operational, maintenance and access requirements for each drainage feature or SuDS component have been adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker (where applicable). We recommend submission of an operation and maintenance manual that comprises:

We would highlight the importance of submitting sufficient detail to fully address the requirements of the conditions being discharged.

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,

Ahaura Keighley

Graduate Flood Risk Officer
Flood and Water Management