

Delegated Report

Planning Application

Application no: 20230228

Location: Ascot Arms Central Avenue Gravesend Kent

Description: ****REVISED/ADDITIONAL INFORMATION**** Application for the approval of condition 8 attached to planning permission reference number 20220207 relating to a detailed sustainable surface water drainage scheme for the site has been submitted and approved.

Applicant: Mr Adrian Doyle

Site Visit Date: N/A

Planning permission was granted for 'Demolition of the existing former public house building and redevelopment to provide a new 62 bed care home (Use Class C2) in a three-storey building together with associated access, car and cycle parking, structural landscaping and amenity space provision' on 13 July 2022 under planning application reference number 20220207. This was subject to a number of planning conditions including no. 8 which this application seeks to discharge.

Consultations

KCC Flood & Water Management – 28 April 2023 (First Comment)

It is understood from the report that the use of a shallow infiltration feature has been discounted due to infiltration rates being lower than expected and instead the surface water will be managed through using 4 deep bore soakaways.

1. We note that the last calculations provided date back to 04/04/2022 and feature only shallow infiltration devices. The latest design as shown on the Drainage General Arrangement (22026 - ARC - XX - XX - DR - D - 0501 - T4, dated 08/03/2023) shows the use of deep bore soakaways. We would request for updated modelling to be provided to satisfy condition 8.

2. Further to this, as of the 10th of May 2022, the Environment Agency's climate change allowances have been updated. As part of this update, revisions have been made to the 'Peak Rainfall Intensity Allowances' that are used in applying climate change percentages to new drainage schemes.

The LLFA would now seek the 'upper end' allowance is designed for both the 30 (3.3%) and 100 (1%) year storm scenarios. 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>. In this location the allowance for the 2050s epoch is higher than that for the 2070s epoch. We would expect that for a development that has a lifetime beyond 2061, the higher of the two allowances is to be used.

3. The report highlights that an Environmental permit will be required from the Environment Agency to allow the discharge of the surface water into the ground via a deep bore soakaway. We would advise for the Environment Agency to also be consulted with regards to these proposals and that confirmation of their acceptance for this condition or for the environmental permit to be provided.

We would therefore recommend a holding objection until the above information is provided.

KCC Flood & Water Management – 6 June 2023 (Second Comment)

Kent County Council as Lead Local Flood Authority have reviewed the Summary Drainage Report – Discharge Condition 8 prepared by Arc Engineers dated 5th May 2023 and have the following comments: We appreciate the updated hydraulic calculations provided and clarification that the Environmental Permit is not required.

However, we note that the infiltration rate utilised within the hydraulic calculations is 0.47386 m/hr. We request clarification as to where this rate was obtained. Ideally, we would request for testing to be undertaken within each borehole soakaway location proposed. This is because of the potential variability in the rates achievable.

We would therefore recommend a holding objection until the above information is provided.

KCC Flood & Water Management – 10 August 2023 (Third Comment)

Kent County Council as Lead Local Flood Authority have reviewed the technical note provided and the falling head soakage test results provided and have the following comments:

We appreciate the clarification and as such remove our objection to the discharge of condition 8, however as part of the verification report for Condition 9 we expect to see evidence of further tests undertaken within the installed boreholes. If it is identified that the rates obtained within these deep boreholes are worse than those expected currently, we would ask for further hydraulic calculations to be provided to demonstrate that the principles of designing for the climate adjusted 100-year return period can still be met.

Officers Analysis

The information which has been submitted in pursuance to this condition is as follows:

- Application form;
- Drainage Summary Report;
- Falling Head Tests; and
- E-mail from agent dated 14/06/2023.

KCC Flood & Water Management advised that the information as originally submitted was not sufficient to discharge condition 8. The case officer therefore went back to the agent to request the information required and accordingly on the basis of the revised and additional information received KCC Flood & Water Management now advise that sufficient information has been submitted to discharge condition 8. They have provided information for the applicant regarding condition 9 which will be attached as an informative.

Conclusion

It is considered that sufficient information has been submitted to discharge condition 8 attached to planning permission reference number 20220207.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
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Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	10th August 2023	Dated:	10 August 2023