

Kelly Joyce
Gravesham Borough Council
Development Control
Civic Centre Windmill Street
Gravesend
Kent
DA12 1AU

Our ref: KT/2022/129208/01-L01
Your ref: 20211359
Date: 02 February 2022

Dear Kelly

APPLICATION FOR A DETERMINATION PURSUANT TO ARTICLE 3, SCHEDULE 2, PART 3, CLASS MA OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015 (AS AMENDED) AS TO WHETHER PRIOR APPROVAL IS REQUIRED IN RESPECT OF THE PROPOSED CHANGE OF USE OF THE TWO GROUND FLOOR UNITS (CLASS E COMMERCIAL AND BUSINESS SERVICE)S TO 4 RESIDENTIAL UNITS (CLASS C3 (DWELLINGHOUSES))

NPA - WARREN HASTINGS COURT PIER ROAD, NORTHFLEET, GRAVESEND, DA11 9NL.

Thank you for consulting us on the above application.

Based on the information provided we have no objection to the development.

Reason:

The proposed development is defined by Table 2 of the Planning Practice Guidance (PPG) as More Vulnerable and lies within Flood Zone 1, defined by Table 1 of the PPG as having a 'Low Probability' of flooding and at the edge of Flood Zone 3 defined as having a 'High Probability' of flooding. It should be noted that the building is situated approximately 15 metres south of the Thames Tidal Defence wall. This structure will likely incorporate buried elements which could extend further inland to secure the wall.

The submitted Flood Risk Assessment (FRA) (reference: CS/15652, by: dha, dated: September 2021) states that finished floor levels for the ground level are 6.91mAOD. This provides more than 600mm of freeboard to the breach model level of 6.23mAOD for the 0.5% Annual Exceedance Probability (AEP) for the year 2115.

The land immediately north of the development slopes from the west to the east but is mostly above the 0.5% AEP modelled flood level for the year 2115. Therefore, it is unlikely that the site will be inundated by flooding, in this scenario, even when considering scour resulting from a breach.

Flood Risk Activity Permit (FRAP)

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the riverbank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

If you require further help or advice please contact KSLPLANNING@environment-agency.gov.uk

Yours faithfully

David Sankar
Planning Advisor

email KSLPLANNING@environment-agency.gov.uk