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Our Ref: GBC/2024/102701
Date: 20 November 2024

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 the following comments:

We note that the proposed site layout now shows the substation in the southern corner of the site where an attenuation tank, flow control and the final off-site discharge location was previously proposed. No information has been submitted relating to the impact of the proposed layout changes on the approved drainage design, which is required in order for us to make meaningful comment.

We request that further information relating to amended site drainage under this variation is submitted, and until this is reviewed would recommend a holding objection.

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,

Cathy Bishop
Flood Risk Officer
Flood and Water Management