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Flood and Water Management

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Tel: 03000 41 41 41
Our Ref: GBC/2021/086547
Date: 24 February 2022

Application No: 20211092

Location: Milton Mount Hall, Old Road East, Gravesend, Kent DA12 1NQ

Proposal: Demolition of existing hall and outbuildings, erection of a 3 storey building containing 9 x 2 bed flats towards the front of the site, a terrace of 5 no. 3 bedroom houses over 2 full floors and within the roofspace at the rear of the site, and with parking for 22 cars.

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

This application is supported by a Drainage Strategy Report produced by Hodel Consulting Engineers (dated 25th November 2021). The site proposed the use of soakaways to discharge the surface water runoff from the site.

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

1. As per SuDS Policy 7, water quality measures should be provided and "full considerations must be given to the systems capacity to remove pollutants". Measures such as rain gardens, permeable paving and green roofs should be considered as part of the drainage network..
2. Confirmation is required that there is a minimum of a 1m unsaturated zone between the base of the soakaways and groundwater levels.
3. In the Geo-Environmental Investigation provided, Section 8.4., it states that further soakage testing is required once on site. This will be required to be completed and submitted as part of a detailed design application.

We would recommend that a holding objection is put in place until further information is provided to respond to the comments above.

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,

Thomas Hawes

Flood Risk Project Officer

Flood and Water Management

Gravesham Borough Council