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Our Ref: GBC/2023/098609
Date: 17 January 2024

Application No: 20231182

Location: Site Of Battle Of Britain, Coldharbour Road, Northfleet, Gravesend Kent

Proposal: Application for the variation of condition 2 attached to planning reference 20221251 for the construction of a care home (within Class C2) associated parking, access, drainage, boundary treatments, landscape and other associated works; to allow the increase of 65 bedrooms to 75 bedrooms and the provision of a basement.

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

Kent County Council as Lead Local Flood Authority have reviewed the proposed changes submitted for the variation of condition 2 application and inform the LPA that we raise no objections.

For further consideration of the drainage design moving forward, we are aware that the proposal is now including a basement. The drainage proposals as part of the parent application (20221251) proposed cellular soakaways on site to manage runoff. It is essential that a 5 metre separation distance from the building is achieved, in addition to considering the discharge depth of the soakaway. The is to reduce the risk of any potential surface water discharge from the soakaway causing water ingress to the building.

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,

Daniel Hoare
Senior Flood Risk Officer
Flood and Water Management