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Our Ref: GBC/2026/111429
Date: 10 September 2026

Application No: 20260815

Location: Woodlands Farm , Wrotham Road, Culverstone, Gravesend Kent

Proposal: Outline planning application for the development of 67 dwellings, public open space and associated works, with approval sought for the principal means of vehicular access from Newlands Lane. All other matters are reserved.

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

Kent County Council as Lead Local Flood Authority have reviewed the Flood Risk Assessment dated 24.08.2026 and have the following comments:

The development proposes a combination of rainwater butts and/or SuDS planters for a degree of rainwater harvesting for re-use of run-off. Infiltration measures (including swales, basins and soakaways) are proposed to dispose of remaining run-off generated by the development. The proposals are not supported by ground investigations at this stage, but it is likely infiltration will be viable in this area given the underlying geology.

1. While the Flood Risk Assessment (FRA) includes details of the proposed drainage strategy, the main body of the report little detail on the parameters used, including urban creep allowances, and the proposed attenuation volumes etc. to demonstrate they are appropriate. Presently the simulation settings use the default values for Cv. This should be set to 1 when modelling only impermeable areas.
2. A catchment plan identifying and clearly labelling the site's impermeable and permeable areas has not been submitted. This information is required to demonstrate how surface water runoff has been calculated and managed across the development. Contributing permeable areas (e.g. footprints of the basins and swales) should not be ignored.
3. The infiltration rates have not been explicitly stated within the main body of the report. These values should be clearly presented to support the proposed drainage approach along with chosen factors of safety to demonstrate they have been appropriately selected.

We would recommend for a holding objection until further information is provided in response 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,

Tola Shittu

Flood Risk Officer
Flood and Water Management