



**Lisa Fisher**  
**Gravesham Borough Council**  
Civic Centre  
Windmill Street  
Gravesend  
Kent  
DA12 1AU

**Flood and Water Management**  
Invicta House  
Maidstone  
Kent  
ME14 1XX

**Website:** [www.kent.gov.uk/flooding](http://www.kent.gov.uk/flooding)  
**Email:** [suds@kent.gov.uk](mailto:suds@kent.gov.uk)  
**Tel:** 03000 41 41 41  
**Our Ref:** GBC/2025/103789  
**Date:** 11 February 2025

**Application No:** 20250026

**Location:** Ascot Arms , Central Avenue, Gravesend, Kent DA12 5AW

**Proposal:** Application for approval of condition 9 attached to planning permission reference number 20220207 relating to a Verification Report pertaining to the surface water drainage system and prepared by a suitably competent person.

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

Kent County Council as Lead Local Flood Authority have reviewed the Surface Water Drainage System Verification Report prepared by ARC Engineers (Jan 2025) and have the following comments:

- In our response dated 9th August 2023 under application reference 20230228, it was requested that additional infiltration testing was undertaken for all proposed borehole locations. No additional infiltration testing can be noted. Can the applicant clarify whether additional testing has occurred as requested?
- Though the provided pictures do display evidence of construction of the critical drainage assets, Kent County Council would note they are of poor quality. Though in this instance they will be accepted, higher resolution images will be required for any future submission. KCC would note that only 1 photograph of an installed soakaway chamber can be seen, with no internal photographs displaying siphon heads or other critical internal infrastructure. Can the applicant provide photographs for all constructed soakaways chambers and deep bore soakaways, included internal photographs of relevant drainage assets?
- A satisfactory maintenance manual has been provided outlining action and required frequency for critical drainage assets as requested.

Unless the applicant provides additional information responding to the above comments, Kent County Council as Lead Local Flood Authority would not recommend the discharge of Condition 9 at present.

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,

**Euan Allen**

Graduate Flood Risk Officer  
Flood and Water Management