

Delegated Report

Planning Application

Application no: 20220991

Location: 36 Lower Range Road Gravesend Kent

Description: Application for approval of condition 5 Parts (i)(ii) and (iii) attached to planning permission reference number 20190520 relating to the details of a scheme for sustainable surface water drainage .

Applicant: GCHA

Site Visit Date: N/A

Planning permission was granted under ref. 20190520 for the erection of a three storey building to form 14no. two bedroom self-contained flats on 18 February 2020. This was granted subject to conditions including no. 5 which this application seeks to discharge. Condition 5 (i), (ii) and (iii) is as follows:

5. *No development approved by this permission shall be commenced until a scheme for sustainable surface water drainage has been submitted and approved, in writing, by the Local Planning Authority. The detailed drainage scheme shall be based upon the Surface Water Drainage Strategy by Ambiental (May 2019, Version 2.0) submitted with the application and shall;*

(i) demonstrate that the surface water generated by this development can be accommodated and disposed of without increase to flood risk on or off-site, for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm;

(ii) demonstrate that the silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters; and

iii) demonstrate appropriate operational, maintenance and access requirements for each drainage feature or SuDs component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The surface water drainage scheme shall thereafter be implemented in full prior to first residential occupation of the development and thereafter maintained and managed in accordance with the approved scheme.

The information that has been submitted is as follows:

- Application form;
- Drawing no. 3100 Rev. P02 – Surface Water Drainage Strategy and SUDS proposals;
- Covering letter;
- Storm Sewer Design Details – 1 Year;
- Storm Sewer Design Details – 30 Year;
- Storm Sewer Design Details – 100 Years;

- Storm Sewer Design Details – 1-30 100 Year;
- Storm Sewer Design Details – 100 Year 20cc;
- Storm Sewer Design Details – 100 Year 40cc
- Greenfield Rates; and
- Southern Water Response Letter.

Consultations

KCC – Flood & Water Management

Kent County Council as Lead Local Flood Authority understand from the Cover Letter prepared by Wilson Building Consultancy (7th of September 2022), the original approved strategy of discharging surface water directly to the sewer on Havengrove Avenue has not been possible. This has been highlighted because of issues surrounding 3rd party requisition of land.

Subsequently, a further strategy has been designed to utilise an existing gully on site that is presumed to have a direct connection to the combined sewer crossing the site. The LLFA raise no objections to the reuse of an existing gully on site and we note that Southern Water have stated in their response (04/05/2022) that they have capacity for a 1l/s rate into this sewer.

Supporting Microdrainage simulations have also been provided to demonstrate no above ground flooding should result from this site for storm events up to and including the climate adjusted (40%) 100 year return period.

In view of the revised strategy, the LLFA raise no objections to discharging condition 5 in full (parts 1-3).

Analysis

Condition 5 was originally approved under application ref. 20220092 on 19 May 2022. It is stated in the covering letter that an application for approval of condition 5 has been submitted again because an alternative drainage strategy has been necessitated due to the prohibitive nature of the 3rd party requisition of the land to the south of the site to connect the surface water discharge to the original intended Southern Water Manhole SW2753 in Havengore Avenue. Also a road gully has been discovered within the existing hardstanding area of the development which has been identified as a more suitable discharge point.

The revised proposal is now to re-use an existing gully on the site. KCC Flood & Water Management have been consulted on the proposal and confirm that they raise no objections to the alternative surface water drainage strategy and note that Southern Water in the letter submitted with the application state that they have capacity for a 1 l/s into this sewer. They confirm that the supporting microdrainage simulations submitted demonstrate that no above ground flooding should result from this site for storm events up to and including the climate adjusted (40%) 100 year return period. They therefore state they have no objections to condition 5 (i) (ii) and (iii) being discharged.

On the basis of KCC Flood & Water Management reviewing the information and having no objections to the discharge of condition 5 (i), (ii) and (iii) it is recommended the condition (all parts) can be discharged.

Recommendation:

Approval of details

See draft Decision

Case Officer:	Ms Rebecca Harrison	Team Leader:	Miss Faye Hobbs
Signed:	<i>Rebecca Harrison</i>	Signed:	
Dated:	4th November 2022	Dated:	04 November 2022

