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Our Ref: GBC/2025/107957
Date: 05 January 2026

Application No: 20251170

Location: Cascades Leisure Centre , Thong Lane, Gravesend, Kent DA12 4LG

Proposal: Application for the approval of condition 4 (Foul Water Strategy) and condition 6 (Surface Water Strategy) attached to planning reference number 20221293

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 & Drainage Strategy, reference 7313-FUR-ZZ-XX-RP-D-0901, Revision P04 5th December 2025 and have the following comments:

Updates to the report have been made to address the queries raised in our letter dated 2 December 2025. These have been assessed as follows:

- Section 5.3 and Appendix J of the report include updated calculations based on FEH 2022 rainfall data. We note that the 1-in-30-year event has not been assessed with climate change; however, the modelled network demonstrates that the climate change-adjusted 1-in-100-year event is accommodated, with only a small amount of flooded volume at two locations. As such, lower storm intensities would also be accommodated. Therefore, we are satisfied with the performance of the drainage system in relation to part (i) of condition 6.
- Section 5.3.4 of the report discusses the risks of encountering contamination and the suitability for infiltration. The report comments, with reference to the ground investigations, that the drainage systems should be sited outside any known contamination within the chalk geology. It is noted that some additional testing will need to be undertaken during construction. We consider part (iii) of condition 6 can be satisfied.
- Section 5.3.5 of the report briefly outlines a timetable for implementation of the drainage system. We consider part (iv) of condition 6 can be satisfied.

As noted previously, the submission is an outline design; however, the information provided is sufficiently detailed to satisfy the condition requirements. The applicant should be aware that any subsequent alterations to the design may require an

amendment to the approved details. Notwithstanding this, we are satisfied that the details currently provided are sufficient to recommend the discharge of condition 6.

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,

Alex Brauning

Senior Flood Risk Officer
Flood and Water Management