

From: Daniel.Hoare@kent.gov.uk <Daniel.Hoare@kent.gov.uk>
Sent: 25 May 2023 09:39:02 UTC+01:00
To: "Lisa Williams" <lisa.williams@gravesham.gov.uk>
Subject: RE: You ref: GBC/2022/093103 - Former Site of Battle of Britain, Coldharbour Road, Northfleet, Gravesend, Kent

Morning Lisa,

Following a further review of the latest Flood Risk Assessment and Drainage Strategy report (28/04/2023) and supplementary ground investigation report, we can condition for further infiltration testing to take place on site. The tests should ideally conform to BRE:365 guidance that involves undertaking three tests within each trial pit.

The wording to our recommended infiltration first condition and our verification report condition can be found below:

Condition:

Development shall not begin until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate that due consideration has first been given to the possibility of utilising infiltration techniques and that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100-year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site. Should the use of infiltration prove to be beyond being reasonably practical then any surface water leaving site shall be limited to rates as close to greenfield as feasibly possible. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters.

Reason:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

Condition:

No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason:

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 169 of the National Planning Policy Framework.

In the development of the detailed design, we would advise for consideration of the following:

- Supporting hydraulic modelling of the designed network should utilise the FEH 2013 Rainfall Methodology where possible. Should the FEH dataset not be used and FSR is utilised, we would request that the M5-60 Value is uplifted from 20.00mm to 26.25mm. This is in line with our Drainage and Planning Policy Statement (2019).
- Consideration in raising the Volumetric Runoff Coefficient value within the hydraulic modelling. The value used within the current report is the default value of 0.75. With the contributing areas being impermeable in nature, we would expect for this value to be greater than the default value and closer to 0.9.

Please let me know if the above conditions are agreeable to yourself and the applicant.

Kind Regards,

Daniel

Daniel Hoare MCIWEM | Flood Risk Officer | Flood & Water Management | Kent County Council | Invicta House, County Hall, Maidstone ME14 1XX | External: 03000 413550

As Lead Local Flood Authority (LLFA) for the County, we are the statutory consultee in planning to promote the provision of Sustainable Drainage Systems. You can find out more by visiting: <http://www.kent.gov.uk/waste-planning-and-land/flooding-and-drainage/sustainable-drainage-systems>

From: Lisa Williams <lisa.williams@gravesham.gov.uk>

Sent: Thursday, May 11, 2023 12:08 PM

To: SUDS - GT <SUDS@kent.gov.uk>

Subject: You ref: GBC/2022/093103 - Former Site of Battle of Britain, Coldharbour Road, Northfleet, Gravesend, Kent

You don't often get email from lisa.williams@gravesham.gov.uk. [Learn why this is important](#)

Dear Nicole Boakye,

Following your most recent comments, on this application (Our ref 20221251), the planning agents have provided an updated Drainage Strategy (attached).

They have also made the following suggestion:

Regarding the infiltration testing, is it possible to explore conditioning this please? We have had this conditioned on other sites, linked with the standard drainage condition that I imagine will be imposed here anyway. Is that something you could discuss with your colleagues and advise on

please? This would still provide the LLFA with an opportunity to review the proposals as part of a subsequent discharge of conditions application which I hope provides the comfort that they need.

You thought on both matters would be much appreciated.

Kind regards,

Lisa Williams BA (Hons) MA
Career Grade Planner
Gravesham Borough Council
Email lisa.williams@gravesham.gov.uk

New Supplementary Planning Document - Householder Extensions/Alterations Design Guide SPD

The Council has adopted a Householder Extensions/Alterations Design Guide SPD. A copy of the SPD, is available on our website at <https://www.gravesham.gov.uk/home/planning-and-building/supplementary-planning-guidance/supplementary-planning-guidance>

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