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Our Ref: GBC/2022/093103
Date: 9 December 2022

Application No: 20221251

Location: Former Site Of Battle Of Britain, Coldharbour Road, Northfleet, Gravesend Kent

Proposal: Construction of a care home (within Class C2) associated parking, access, drainage, boundary treatments, landscape and other associated works.

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

We have reviewed the submitted Flood Risk Assessment and Drainage Strategy (prepared by Fairhurst, 2022). The application proposes to discharge surface water via infiltration,

Kent County Council as Lead Local Flood Authority have the following comments:

1. The Flood Risk Assessment and Drainage Strategy indicates that infiltration testing has been carried out in 2021, with an infiltration rate of 1.1×10^{-5} m/s recorded in the south and 4.7×10^{-5} recorded in the centre of the site. The microdrainage calculations (Appendix G) show both infiltration blankets using an infiltration rate of 4.7×10^{-5} . We would request that the location of the infiltration testing is confirmed, to ensure that the correct infiltration rates have been applied to each of the infiltration blankets.
2. The nodes within the microdrainage calculations (Appendix G) are not labelled on the proposed drainage layout (Appendix F), as such it is difficult to cross-check the calculations against the layout. We would request that an updated drainage layout is submitted which refers to each of the nodes.

We have also included the following informatives:

1. At the detailed design stage, we would expect to see the drainage system modelled using FeH rainfall data in any appropriate modelling or simulation software. Where FeH data is not available, 26.25mm should be manually input for the M5-60 value, as per the requirements of our latest drainage and planning policy statement (November 2019); the FSR dataset should not be used:

http://www.kent.gov.uk/__data/assets/pdf_file/0003/49665/Drainage-and-Planning-policy-statement.pdf

2. At the detailed design stage, we would expect to see detailed exceedance plans provided, indicating the extent of flooding with reference to actual proposed levels. It should be ensured that key access routes are not blocked and that no property flooding occurs in these areas. All exceedance must be contained within the site boundary to ensure that there is no increase in flood risk elsewhere. We expect that optimisation could be made to the drainage networks to reduce exceedance volumes where it is necessary to do so. This can be confirmed as part of a detailed design submission for the discharge of planning conditions related to surface water management.

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,

Nicole Boakye

Flood Risk Project Officer
Flood and Water Management