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Our Ref: GBC/2024/101504
Date: 19 September 2024

Application No: 20240234

Location: Britannia Refined Metals Ltd , Lower Road, Northfleet, Gravesend Kent

Proposal: Erection of emissions management building consisting of a baghouse and stack.

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

Kent County Council as Lead Local Flood Authority have reviewed the application (despite it being outside of our remit being a minor development) and regard the development as low risk with the following advisory comments:

With the site being situated within Flood Zone 2 and 3, consultation with the Environment Agency early in the planning process is recommended to identify any constraints or specific requirements in this area that may impact the proposals, particularly compensatory requirements.

With regards to the items that pertains to emergency response and preparation, it falls outside surface water drainage matters, and therefore falls outside of our remit as statutory consultee. Here is a link to the ADEPT/ Environment Agency guidance for LPAs in relation to emergency refuge in association with surface water and new developments:

<https://www.adeptnet.org.uk/documents/adeptea-flood-risk-emergency-plans-new-development> .

Those matters which you may feel have not been addressed above we would suggest could be answered by your building regulations team (e.g. Building level resistance).

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,

Emily Neale
Flood Risk Officer
Flood and Water Management