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Date: 07TH September 2022

Ref: 1851/MS/002

Dear Sirs

Application No: 20220092

Location: The Builders Yard, Lower Range Road, Gravesend, Kent DA12 2QL

Proposal: Approval of New Details Reserved by Condition 5 for an alternative sustainable surface water drainage, previously approved under condition 5 Parts (i)(ii) and (iii) attached to planning permission reference number 20190520 for the erection of a 3-storey building to form 14no. 2 bedroom self-contained flats.

I refer to the approval to condition 5 Parts (i)(ii) and (iii) of the above as stated in letter to DCB Kent Ltd / CO Mr Lee Wood, Abbey Design, Canterbury Innovation Centre, University Road, Canterbury, Kent CT2 7FG dated 19th May 2022 under reference 20220092.

Please find attached alternative drainage strategy drawing 1851-3100-P2 DRAINAGE LAYOUT for the surface water discharge.

The 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 Ave.

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.

We have calculated the total pre-development impermeable area as 190sq.m and the attached pre-development calculations duplicate the flow rates shown in table A on our new drainage layout.

As there are no other water courses or public surface water sewers in the area we assume that there is an existing surface water sewer connection from the existing road gully into the combined

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Southern Water sewer crossing the development. Southern Water have also confirmed there is capacity within the combined network for a possible surface water connection.

As before the site is underlain by Alluvium which, being so close to the River, is more than likely to be high in Silt content that would provide very poor infiltration characteristics. Also it is expected that Ground water will be high being so close to the river, thus precluding the use of soakaways.

We therefore propose to use the existing surface water connection with a restricted discharge at rates shown in Table A on the drainage layout.

Please find attached new Pre-development and Greenfield Microdrainage calcs together with slightly revised development Micro drainage calcs with output for 1/2, 30 and 100 year storm event with 40% climate change allowance in accordance 26.25mm rainfall rate to support the above. (note: the slight revision amounts to a small reduction in the development impermeable area to the previous approved calcs)

It should be noted the attached calcs still retain the same Suds provision area of 450mm thick, porous paving to drain all the hard areas.

We look forward to receiving confirmation that the alternative surface water drainage strategy will be accepted.

Yours sincerely



Mark Spragg

Associate

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CC: David Pullen – Partner