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Our Ref: GBC/2022/092456
Date: 13 December 2022

Application No: 20220870

Location: Elizabeth Huggins Cottages, Cross Lane West, Gravesend, Kent

Proposal: Application for approval of conditions 3,9,18 and 20 attached to planning permission reference number 20210672 relating to (3) Hard and soft landscaping scheme, (9) Refuse storage details, (18) External lighting details and (20) Surface water drainage.

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

Kent County Council as Lead Local Flood Authority have reviewed the Drainage Statement dated 2nd September 2021 prepared by The Civil Engineering Practice and have the following comments:

It is understood from the report that it is proposed that the surface water for the site will be discharged at a rate of 2l/s into the existing public surface water sewer beneath Cross Lane West.

1. We note that the layout in the Proposed Levels and Drainage Layout Plan (Drawing number 201, Revision G dated 15.06.22) has been altered to that provided in the Drainage Statement (The Civil Engineering Practice, 02.09.21). Final full network calculations and model details are required to demonstrate the drainage system's operation and performance.

Please note that as of the 10th of May 2022, the Environment Agency's climate change allowances have been updated. As part of this update, revisions have been made to the 'Peak Rainfall Intensity Allowances' that are used in applying climate change percentages to new drainage schemes.

The LLFA would now seek the 'upper end' allowance is designed for both the 30 (3.3%) and 100 (1%) year storm scenarios. The latest information on the allowances and map can be found at the following link:

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

2. We would also request that a copy of the Agreement with Southern Water for the connection to the existing sewer network is also provided.

We would request for a holding objection for the discharge of condition 20 until further information is provided to respond to the comments above.

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

Graduate Flood Risk Officer
Flood and Water Management