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Our Ref: GBC/2024/100052
Date: 1 May 2024

Application No: 20240285

Location: Custom House , The Terrace, Gravesend, Kent DA12 2BW

Proposal: Application for approval of condition 4, 5, 7 and 8 attached to planning permission reference number 20210757 relating to a strategy to deal with the potential risks associated with any contamination of the site, particularly the workshop and boathouse (4), the implementation of a programme of archaeological work in accordance with a written specification and timetable (5), a detailed sustainable surface water drainage scheme (7) and a landscape management plan detailing how the shingle beach habitat and other envisaged ecological enhancements within the site will be maintained (8).

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

Kent County Council as Lead Local Flood Authority have reviewed the Letter prepared by Herrington Consulting dated 14 March 2024 and have the following comments:

It is understood that it is proposed to manage the surface water for the site through the use of cellular storage prior to discharge into the River Thames.

1. Whilst we appreciate the information provided for the 30 (3.3%) year + 45% allowance for climate change and the 100 (1%) year + 45% allowance for climate change calculations, in addition to these, we require for the final full network calculations and model details to demonstrate the drainage system's operation and performance for the critical duration 2 year and 30 year events.
2. The report highlights that a vortex separator has been proposed to treat the runoff from the access road and parking area. However this has not been included within the operation and maintenance schedule. We seek for this to be included.
3. Further to this we seek for confirmation that the vortex separator provides the level of treatment required compared with the site usage in adherence to the Ciria SuDs manual 2015 part E section 26 in regards to required pollution treatments.

We would request for a holding objection 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