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Our Ref: GBC/2024/100305
Date: 20 May 2024

Application No: 20240378

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

Proposal: Application for the approval of conditions 3, 4 and 5 attached to planning permission reference number 20231182 relating to Code of Construction Practice/Construction Management Plan; Sustainable Surface Water Drainage Scheme and Infiltration; Tree Protection and Tree Works/Removal.

Thank you for your consultation on the above referenced planning application. Kent County Council as Lead Local Flood Authority has reviewed the Drainage Strategy (March 2024) submitted in support of Condition 4 and are able to provide the LPA with the following comments:

- The LLFA understand from the report that the surface water drainage proposals is to be managed through installing two cellular soakaways on site. The design of these is understood to have been informed by infiltration testing undertaken on site. These tests were understood to have been carried out in December 2023 by Applied Geology. The LLFA would request a copy of any supplementary notes or reports accompanying the results.
- The supporting Microdrainage analysis for undertaking the sensitivity assessment is noted as simulating a 40% climate change uplift. The LLFA would seek the latest allowances to be used for all new developments. For an upper 2050's epoch allowance in a 1% annual exceedance probability for the Medway Management Catchment, a value of 45% is shown. This is to ensure that the most up to date guidance is applied.

The LLFA would request this additional information before recommending approval of Condition 4.

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,

Daniel Hoare
Senior Flood Risk Officer
Flood and Water Management