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Our Ref: GBC/2025/103925
Date: 25 February 2025

Application No: 20250071

Location: Land At, Thames Way, Northfleet, Gravesend Kent

Proposal: Request for a screening opinion in accordance with The Town and Country Planning Act (Environmental Impact Assessment) Regulations 2017 in respect of an EIA Screening Opinion to determine whether a proposed Battery Energy Storage System (BESS) located on land at Thames Way, Northfleet, DA11 8HN constitutes EIA development.

Thank you for your consultation on the EIA Screening Opinion for a proposed Battery Energy Storage System.

Kent County Council as Lead Local Flood Authority have reviewed the Letter dated 27 January 2025 and have the following comments to provide:

We understand from the document that the planning application will be accompanied by a Flood Risk Assessment and Surface Water Management Plan. The LLFA are satisfied for drainage considerations to be provided at that stage.

We note that the site is located in a groundwater Source Protection Zone 1 and within Flood Zone 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 proposed SuDs methods.

Further to this, please note, for the future design of the drainage strategy, 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>

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