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Flood and Water Management

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Our Ref: GBC/2022/093103
Date: 17 February 2023

Application No: 20221251

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

Proposal: Construction of a care home (within Class C2) associated parking, access, drainage, boundary treatments, landscape and other associated works.

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

The applicant has submitted Flood Risk Assessment and Drainage Strategy (prepared by Fairhurst, January 2023) which we have reviewed as the Lead Local Flood Authority and have the following comments:

1. The infiltration rate is based on the test results for TP7, however the infiltration blankets are located closer to TP4 and TP5. We would request to see the test results for these two locations to ensure that infiltration will be feasible with the proposed drainage layout.
2. The microdrainage calculations (Appendix G) show that base infiltration will be used for the infiltration blankets. We would request that only side infiltration is used, to reduce the risk of blockages.
3. Each soakaway must be setback 5m from the edge of the nearest building and should not be nearer than 10m to the nearest soakaway. We would request that the drainage layout is updated to confirm this.

Until the above items have been addressed to our satisfaction we would ask that our holding objection remains.

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,

Nicole Boakye
Flood Risk Project Officer
Flood and Water Management