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Our Ref: GBC/2025/104771
Date: 23 April 2025

Application No: 20250331

Location: BRT Properties Kent, Top Yard, Hardys Corner, 2 Vale Road Northfleet

Proposal: Application for the approval of condition 5 (sustainable surface water drainage) attached to planning reference number 20240998

Thank you for your consultation on the above referenced planning application. Kent County Council as Lead Local Flood Authority has reviewed the documentation submitted in support of Condition 5 and have the following comments to provide:

The LLFA understands from the details provided that surface water runoff is to be restricted to 2 l/s for all return periods into the public sewer. We acknowledge that a pumping station is required due to the levels of the land against the invert level of the existing sewer.

Before the condition is discharged, we note that the supporting Microdrainage simulation outputs dated 02/11/2021, are based upon an earlier revision of the Drainage Layout sheets (3474-CON-00-XX-DR-C-1510) and not the current version (P04). Comparing revisions, the latest drawing has a greatly reduced attenuation tank surface area compared to earlier iterations. The Microdrainage output is therefore considered to no longer be current; therefore, we would request this be rerun to demonstrate compliance with designing for storm events up to the climate adjusted 100-year return period scenario.

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