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Flood and Water Management

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Our Ref: GBC/2025/107794
Date: 2 December 2025

Application No: 20250992

Location: Land At, Wrotham Road, Meopham, Gravesend Kent

Proposal: Outline application for the erection of up to 350 residential Dwellings, public open space and associated works. Approval is sought for the principal means of vehicular access from Wrotham Road and all other matters are reserved.

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

Kent County Council, as Lead Local Flood Authority (LLFA), has reviewed the surface water drainage strategy contained within the Flood Risk Assessment (September 2025) and provides the following observations to the Local Planning Authority (LPA):

The LLFA understands from the document that surface water runoff from the development will be managed through infiltration into the underlying chalk. Preliminary soakage tests, undertaken broadly in accordance with BRE 365 Soakaway Design guidance, have identified 'good' infiltration rates within the chalk formation and significantly poorer results within the Thanet Formation, which is present on approximately one-third of the site towards the south. Based on these findings, the current design proposes that all surface water will be directed to two large infiltration basins situated on the northern boundary within the nodular chalk formation. The preliminary design of the basins has been based upon the soakage test results for their respective locations and to manage runoff for the climate-adjusted 100-year return period scenario.

The LLFA acknowledges that the application is for outline consent only and that matters relating to the final layout and drainage design are reserved for future consideration. Accordingly, the preliminary drainage design presented is not the final design but serves to conceptually demonstrate that surface water runoff can be managed on-site. If planning permission is granted, we would expect the design to be refined in accordance with the National Standards for Sustainable Drainage Systems and to incorporate a wider range of measures throughout the development area. Additional features such as plot soakaways, permeable paving, swales, and bioretention areas could reduce the overall scale of the basins, whilst allowing them to be sympathetically integrated into the green space.

Should the Local Planning Authority be minded granting planning permission, the LLFA would request for the following conditions to be attached:

Condition:

No development shall take place until the details required by Condition 1 (assumed to be reserved matters condition for layout) shall demonstrate that requirements for surface water drainage for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm can be accommodated within the proposed development layout.

Reason:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and that they are incorporated into the proposed layouts.

Condition:

Development shall not begin in any phase until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the principles set out within the Flood Risk Assessment (29473-FLD-0101- September 2025). The submitted scheme shall demonstrate compliance with the required technical standards at the time of submission and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- Results of any on-site soakage testing to support the use of infiltrating features.
- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

Reason:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

Condition:

No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has

been submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason:

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 182 of the National Planning Policy Framework.

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