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Our Ref: GBC/2025/106302
Date: 7 January 2026

Application No: 20250596

Location: Land At Dalefield Way (West, Gravesend, Kent, DA12 2FL

Proposal: Use of the land for open storage of construction related equipment and operations related to Dalefield Way Industrial Park (B8 use) with associated installation of hardstanding/surface treatment

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

Kent County Council as Lead Local Flood Authority have reviewed the revised Flood Risk Assessment prepared by Manhire Associates and have the following comments:

The site covers approximately 1.25 hectares and will comprise two main surface types: 10,923 m² of existing permeable hardstanding, which will be retained and regraded, and 1,615 m² of new permeable tarmac surfacing. The retained permeable area will continue to allow infiltration as it does currently, while the new tarmac area will be positively drained and constructed using a permeable system.

The proposed drainage system discharges to adjacent surface water ditches. Runoff from the new permeable tarmac will be attenuated within a 400 mm thick granular sub-base. Discharge from the site will be restricted to 3.75 litres per second, using a Hydrobrake® flow control device.

The permeable construction consists of open-graded tarmac surfacing over a crushed stone sub-base, with geotextile layers. Additional pollution control measures include a full retention fuel/oil separator and a petrol interceptor at the outfall. While the LLFA raise no objections to this approach, we note that full details of the construction/ design are yet to be produced to cover the permeable surfacing and as such we would request for a detailed design condition to be attached. The wording of this along with our verification report condition can be found below:

Condition:

Prior to the addition of the final surfacing, a detailed sustainable surface water drainage scheme for the site shall be submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the design principles detailed within the Flood Risk Assessment (24054_WP01- Revision 3). 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 without increase to flood risk on or off-site.

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

- 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,

Ahaura Keighley

Graduate Flood Risk Officer
Flood and Water Management

