

Gravesham Borough Council
Development Control
Civic Centre Windmill Street
Gravesend
Kent
DA12 1AU

Our ref: KT/2021/128685/06-L01
Your ref: 20210757
Date: 05 April 2023

Dear Sir/Madam

Redevelopment of the site and conversion of the existing building to provide 27 residential units (6 x 1 bed, 12 x 2 bed and 9 x 3 bed) with associated landscaping, parking and vehicular access.

Custom House, The Terrace, Gravesend. Kent DA12 2BW

Thank you for consulting us on the above. We have no objection subject to the following conditions being included in any permission granted.

Flood Risk

We have no objection to the planning application as submitted, subject to the attached conditions being imposed on any planning permission granted. Without these conditions, the proposed development on this site poses an unacceptable risk and we would wish to object to the planning application.

Condition 1: The minimum horizontal distance between any part of the development and the landward extent of the proposed tidal flood defence shall be no less than 1.2 metres.

No part of the development will encroach within 3.9 metres to the nearest face of the proposed tidal flood defence where such encroachment would not be demountable within 48 hours.

Reason: To prevent an increased risk of flooding, to ensure that the development is appropriately protected from flooding, in line with the National Planning Policy Framework (NPPF), and to enable the inspection of the tidal flood defence assets.

Condition 2: Finished floor levels for residential sleeping accommodation must be set to no lower than 6.92mAOD.

Reason: To ensure that the development is appropriately protected from flooding, in line with the National Planning Policy Framework (NPPF).

Condition 3: Within six months of commencement of the development, and before any work other than investigation work commences affecting the River Thames tidal flood defence structures, a scheme for the design and construction of the proposed raised tidal flood defence shall be submitted to, and approved in writing by, the Local Planning Authority, in consultation with the Environment Agency. The scheme of works shall include:

- that all new flood defence assets shall be designed with a lifetime of no less than 100 years from the date the development is expected to be completed, with a defence crest level no lower than 8.00 metres above Ordnance Datum (mAOD);
- that the design shall be supported by structural and stability calculations and any required ground investigation works;
- details of how the improved flood defence structures will tie in to the flood defence line at the neighbouring sites both upstream and downstream;
- as far as reasonably practical, the removal of buried obstructions within 3.9 metres landward of the proposed tidal flood defence;
- a detailed method statement and sequence of works plans;
- details of existing and proposed underground services within 3.9 metres of the proposed tidal flood defence;
- That the existing site tidal flood defences, including tidal flood gate, will be demolished to at least ground level and the flood gate will be replaced with a continuous, fixed tidal flood defence;
- the timing of implementation of the works making up the scheme.

Reason: To minimise the risk of flooding to the surrounding built environment, to protect the development from flooding for its lifetime including with climate change induced sea level rise, and to mitigate the environmental impacts of the development in line with the Thames Estuary 2100 plan.

Condition 4: A new tidal flood defence will be constructed, as per the approved detailed design package, prior to the sites occupation. The tidal defence shall be retained and maintained thereafter, throughout the lifetime of the development. The above ground existing tidal defence assets will be removed.

Reason: To ensure a satisfactory tidal flood defence is constructed thereby providing the required standard of protection to the site occupants and neighbouring area, for the design life of the development.

Condition 5: Within 3 months of completion of the tidal flood defence, 'as built' drawings shall be provided to the Local Planning Authority and the Environment Agency.

Reason: For the avoidance of doubt, to facilitate any future flood defence intervention and to prevent an increased risk of flooding.

Condition 6: Within six months of commencement of the development, a long-term monitoring and maintenance plan for the flood defence structures and applying for as long as the development remains shall be submitted to, and approved in writing by, the Local Planning Authority, in consultation with the Environment Agency. The long-term monitoring and maintenance plan shall include:

- details of how and when the flood defence structures will continue to be inspected and tested;
- success criteria for the condition of each element of the flood defence structures.

Reason : To minimise the risk of flooding to the surrounding built environment and to protect the development from flooding for its lifetime including with climate change induced sea level rise.

Flood Risk Activity Permit (FRAP)

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. In preparation for the required FRAP, we would require the application to be supported by a detailed method statements.

Groundwater and Contaminated Land

We wish to reiterate the conditions requested in our last response KT/2021/128685/06-L01, dated 17 March 2023.

Fisheries, Biodiversity and Geomorphology

We wish to reiterate the conditions requested in our last response KT/2021/128685/06-L01, dated 17 March 2023.

Yours faithfully

Pp Jennifer Wilson

Ms Laura Edwards
Planning Specialist

Direct e-mail KSLPLANNING@environment-agency.gov.uk