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Our Ref: GBC/2024/101489
Date: 29 April 2025

Application No: 20240679

Location: Former Site Of Fox And Hounds PH, 26 - 27 London Road, Northfleet, Gravesend Kent

Proposal: Application for the approval of conditions 4(i)(ii)(iii)(iv) and (v), 5 and 6(a)(b)(c)(d) and (e) attached to planning permission reference number 20220431 relating to details of (4(i)(ii)(iii)(iv) Scheme for sustainable surface water drainage, (5) measures to divert the public sewers and (6(a)(b)(c)(d) Contamination land assessment report.

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

Since our last consultation response on the 8th of November 2024, further discussions have been held with the applicants representative Gill Sterling regarding the drainage arrangements to serve the site. It was understood that options were explored with Southern Water for a connection to the foul sewer; however, this was not progressed because of concerns surrounding capacity constraints. It is our understanding as per S106 of the Water Industry Act (1991) that it is at the discretion of the sewerage undertaker as to whether surface water can discharge into their foul sewer. With no formal acceptance of this, a connection into the sewer is understood to not be pursued.

A CCTV survey of the existing underground services at the site have uncovered a ring soakaway that confirms the previous surface water drainage was discharged through infiltration. Proposals as set out within the Sustainable Drainage System Strategy (23/04/2025) are for a larger cellular soakaway spanning 50m² and 1m deep. Supporting Causeway Flow calculations have been provided that indicates sufficient attenuation within the soakaway to manage storm events up to and including the climate adjusted 100 year return period.

In view of this, we remove our objection to discharging condition 4 (all parts).

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