



Kelly Joyce
Gravesend Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Flood and Water Management
Invicta House
Maidstone
Kent
ME14 1XX
Website: www.kent.gov.uk/flooding
Email: suds@kent.gov.uk
Tel: 03000 41 41 41
Our Ref: GBC/2025/103786
Date: 12 August 2025

Application No: 20250028

Location: Northfleet School For Girls , Hall Road, Northfleet, Gravesend Kent

Proposal: Construction of floodlit synthetic turf pitch with perimeter fencing, spectator areas and access paths; installation of flood lighting around existing Multi Use Games Area (MUGA); installation of storage container; and formation of landscaped bund

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

Kent County Council as Lead Local Flood Authority have reviewed the revised Drainage Strategy prepared by JPP (dated July 2025) and have the following comments:

Surface water from the proposed AGP will be managed via infiltration techniques, primarily through a geocellular soakaway (volume 248.6m³) located in the north-west corner of the site, designed using conservative lowest infiltration rate of 1.11 x 10⁻⁵ m/s. A permeable sub-base will provide initial attenuation, treatment, and flow restriction to 2.0 l/s before discharging into the soakaway. To mitigate the identified risk of chalk dissolution, both the pitch and soakaway will be appropriately lined, and a minimum separation distance of 10 metres will be maintained from all foundations, structures, and site boundaries.

1. The Ground Investigation conducted by JPP G&E identified chalk dissolution risk. In accordance with CIRIA Report C574 Engineering in Chalk, soakaways should be located 'at least 10 metres from foundations, structures (including the pitch), and boundaries.' It is noted that the drainage drawing in Appendix F currently shows the soakaway positioned beneath the proposed new pavilion. Given the consultant's recommendation for a 10m separation, we expect the design to be revised accordingly.
2. As previously stated in our earlier response, the current calculations use the FEH 1999 dataset. This is dataset is no longer accepted by Kent County Council. We request that the latest FEH 2022 dataset is used (2013 is acceptable but FEH 2022 is preferred). Can the applicant provide amended hydraulic calculations using an updated FEH dataset?
3. We would expect for the hydraulic calculations to demonstrate a CV value of 1.0 for both Summer and Winter simulations.

Unless the applicant provides additional information responding to the above comments, Kent County Council as Lead Local Flood Authority would not recommend the application be progressed at present.

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