

50 Whitehill Road, Gravesend, Kent DA12 5PG

Flood Risk Assessment

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The proposed development at 50 Whitehill Road, Gravesend, Kent DA12 5PG, is understood to lie within an area with a low to moderate annual probability of flooding, commonly described as between a 1 in 100 and 1 in 1000 year event. In response, the development should incorporate a range of proportionate flood resilience measures to reduce the potential for floodwater to enter the property and to limit damage should flooding occur. A key measure is the raising of finished floor levels and threshold levels, with front and rear door thresholds set above adjacent external ground levels where practicable, in order to provide added protection during heavy rainfall or localised flood events.

In addition, surface water runoff should be managed carefully through good site drainage and the use of rainwater storage such as a water butt connected to roof drainage. This will help to reduce the rate and volume of runoff leaving the site and can contribute to easing pressure on local drainage networks during storm events. Where feasible, the use of permeable surfaces, regular maintenance of gutters and downpipes, and the inclusion of flood-resistant materials at lower levels would further improve the resilience of the property.

Taken together, these measures represent a practical and proportionate response to the identified flood risk at the site. Subject to detailed design and ongoing maintenance, they will help improve the development's resistance and resilience to flooding while supporting the wider objectives of sustainable drainage and risk reduction within Barking and Dagenham. On this basis, the development can be considered to have appropriately addressed flood risk in line with the expectations of local and national planning policy.

