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Flood and Water Management

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Tel: 03000 41 41 41
Our Ref: GBC/2022/093109
Date: 1 December 2022

Application No: 20221225

Location: Garages Rear Of Osney Way Car Park, Lower Higham Road, Gravesend, Kent

Proposal: Application for the approval of conditions 5, 7, 9, 10, 11, 12, 13, 14, 15, 22, 23, 24 and 25 attached to the planning permission reference number 20211415 relating to components of a scheme to deal with the risks associated with contamination of the site (5) Archaeological field evaluation and any safeguarding measures to ensure preservation in situ of important archaeological remains (7), a Sustainable Surface Water Drainage management and maintenance plan (9), any proposed earthworks or changes to ground levels on the site (10), of all the external facing materials, colours and finishes to be used in the construction of the development (11), details of all proposed external lighting (12), full details of all boundary treatments (13), full details of the sustainability measures (14), a suitable noise impact assessment demonstrating compliance with the following requirements, including details of the glazing and ventilation strategy and their respective noise reduction values (15), design details of the proposed waste collection point and delivery point at the point of access to the site (22), full details of soft landscaping for the development (23), full details of hard landscaping for the development (24) and the biodiversity gains as proposed (25).

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

As Lead Local Flood Authority, Kent County Council are required to provide technical advice and guidance on the surface water drainage strategies, designs and maintenance arrangement put forward by developers to any new major development.

According to the Town and Country Planning (Development Management Procedure) (England) Order 2010, major development is defined in planning as any development involving any one or more of the following:

- a) The winning and working of minerals or the use of land for mineral-working deposits;
- b) Waste development;
- c) The provision of dwelling houses where:
 - i. The number of dwelling houses to be provided is ten or more; or

- ii. The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c) (i);
- d) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- e) Development carried out on a site having an area of one hectare or more.

The application under the above reference number therefore falls outside the definition of major development and also falls outside of KCC's remit as statutory consultee.

Notwithstanding the above, please feel free to contact us again if you consider there to be local flood risk issues on this site that may require further consideration.

Yours faithfully,

Becca Nicholas

Flood Risk Technical Support Officer
Flood and Water Management