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**Flood and Water Management**  
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**Tel:** 03000 41 41 41  
**Our Ref:** GBC/2022/091836  
**Date:** 13 September 2022

**Application No:** 20220839

**Location:** Cobham Lodge , Valley Drive, Gravesend, Kent DA12 5UE

**Proposal:** Conversion of existing house to 10no. flats including side and rear extension and loft conversion. Conversion of rear annex building to 2no. dwelling houses including proposed new dormers. Construction of new apartment building to form 11no. new apartments. Construction of 8no. semidetached and 1no. detached houses and associated development.

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

Unfortunately no surface water drainage strategy has been provided for the proposed development. We would therefore recommend the application is not determined until a complete surface water drainage strategy has been provided for review.

At a minimum, a drainage strategy submission must comprise:

- A location plan
- A site layout
- A drainage proposal schematic or sketch
- A clear description of key drainage features within the drainage scheme (e.g. attenuation volumes, flow control devices etc.)
- Information to support any key assumptions (e.g. impermeable areas, infiltration rates etc.)
- Supporting calculations to demonstrate the drainage system's operation and drainage model network schematic
- Drainage strategy summary form (from our Drainage and Planning Policy Statement)
- Consideration of key questions and / or local authority planning policy requirements.

Our Drainage and Planning Policy Statement sets out how Kent County Council, as Lead Local Flood Authority and statutory consultee, will review drainage strategies and surface water management provisions associated with applications for major development and should be referred to for further details about our submission requirements. This is available to download at: [www.kent.gov.uk](http://www.kent.gov.uk)

Yours faithfully,

**Becca Nicholas**

Gravesham Borough Council