

Katherine Parkin
Gravesham Borough Council

Our ref: KT/2026/133312/01-L01
Your ref: 20260143

Sent by email

Date: 5 March 2026

Dear Katherine

Application for variation of condition 5 attached to planning permission reference number 20230165 for demolition of the two existing dwellinghouses and use of site as Light Industrial units (Class E) incorporating 6 offices and storage with associated parking; to allow required floor level to be reduced with the provision of flood mitigation measures to include demountable flood barriers and the provision of resilient construction measures.

Outfall Cottages, Dering Way, Gravesend, Kent

Thank you for consulting us on the above application which we received on 13 February 2026. As part of this consultation, we have reviewed the following documents:

- Flood Risk Assessment (ref. T-2025-174 v1.0, dated 19 December 2025, by Tridax)

Environment Agency position

We have **no objection** to the variation of condition 5.

We are satisfied that the ground floor finished floor levels can be reduced to 4.43mAOD with the addition of flood barriers installed and for them to extend to 5.34mAOD.

The applicant has demonstrated that the first-floor level will be set approximately 3.5m above the ground level at 7.93mAOD, 2.89m above the breach level, giving safe refuge to occupiers in the event of a breach.

Please note that our comments are based on the details available to us at the time of writing. If any subsequent changes are made to the application, please reconsult us.

Decision notice

In accordance with the planning practice guidance ([determining a planning application, paragraph 019](#)), please notify us by email within two weeks of a decision being made or application withdrawn. Please provide us with a URL of the decision notice, or an electronic copy of the decision notice or outcome.

Should you have any queries regarding this response, please contact me.

Yours sincerely,

creating a better place
for people and wildlife



Gabrielle Delorme
Sustainable Places Planning Specialist
E-mail kslplanning@environment-agency.gov.uk

customer service line 03708 506 506
gov.uk/environment-agency