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people and wildlife



Rebecca Harrison
Gravesham Borough Council
Sent via email

Our ref: KT/2024/132146/02-L01
Your ref: 20241023

Date: 07 March 2025

Dear Rebecca Harrison

Application for approval of condition 9, 10 and 11 attached to planning permission reference number 20210757 relating to a scheme for the design and construction of the proposed raised tidal flood defence, a long-term monitoring and maintenance plan for the flood defence structures and applying for as long as the development remains and the designing of the new flood defence wall subject to condition 9 shall consider the structural impact on the grade ii listed gazebo as well as its access and use. This impact shall be demonstrated through the submission of a report.

Redevelopment of the site and conversion of the existing building to provide 27 residential units (6 x 1 bed, 12 x 2 bed and 9 x 3 bed) with associated landscaping, parking and vehicular access.

Custom House, The Terrace, Gravesend, Kent, DA12 2BW

Thank you for consulting us on the above application, which we received on 14 February 2025. As part of this consultation, we have reviewed the documents set out in the Drawing Register Sheet, uploaded 4 February 2025.

Environment Agency Position

We have **no objections** to the discharge of conditions 9 and 10. We are pleased to see that the flood defence will be replaced with a sheet pile wall with a lifetime of the defence being in accordance with the lifetime of the development.

Further Technical Comments

The submitted document, 'Delivery Methodology, REF: F530 Issue 1.1 (April 2018), Section 1, details that there will be an installation of a new reinforced concrete wall to reflect the existing construction will be installed as a replacement for an existing floodgate'. This contradicts the updated submitted plans within the 'Adkins Consultants Ltd, Custom House, Proposed Sea Defence Wall Plan, Ref: CH-AA-XX-XX-DC-E-0101, Rev: P03, Date: 05.11.2024', which details a continuous sheet pile wall behind the existing flood defence wall, with no concrete present and the removal of the flood gate.

Therefore, **the applicant should update their Delivery Methodology** to reflect the changes in the plans regarding the flood defence wall.

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.

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

Yours sincerely

Ms Laura Edwards

Planning Advisor

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