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Our Ref: GBC/2025/107791
Date: 13 November 2025

Application No: 20251051

Location: Land South of White Post Lane, Cobham, Gravesend, Kent

Proposal: Application for the approval of condition 4, 6, 7, 8, 9 and 11 attached to planning reference number 20241164 and appeal decision APP/K2230/W/25/3363212 dated 14 July 2025 relating to details of its external finishes and materials (4), details of a strategy to deal with foul water drainage (6), details of a strategy for surface water drainage (7), details of ecological enhancements for the site (8), details of soft landscaping for the site (9) and external lighting (11).

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

Kent County Council as Lead Local Flood Authority understand that this application would fall outside what constitutes major development as set out within the Town and Country Planning (Development Management Procedure) Order. Therefore, this is outside of the LLFA's remit to provide consultation comments.

Despite this, it is noted from the WS Planning and Architecture (14/10/2025) under Condition 7 that surface water is to be managed through the use of permeable paving. No further details have been provided as to its extent and makeup. We would advise that the LPA seeks these details for their record.

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Yours faithfully,

Daniel Hoare
Senior Flood Risk Officer
Flood and Water Management