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**Our Ref:** GBC/2025/104777  
**Date:** 22 April 2025

**Application No:** 20250332

**Location:** BRT Properties Kent, Top Yard, Hardys Corner, 2 Vale Road Northfleet

**Proposal:** Application for the approval of condition 9 (Piling Scheme and Risk Assessment) attached to planning reference number 20240998.

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

Kent County Council as Lead Local Flood Authority understands that Condition 9 relates to foundation design and the submission of an appropriate assessment to protect groundwater. The adequacy of foundation design is outside of our statutory consultee remit; therefore, we have no comments to provide.

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