



Alison Webster
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Flood and Water Management
Invicta House
Maidstone
Kent
ME14 1XX
Website: www.kent.gov.uk/flooding
Email: suds@kent.gov.uk
Tel: 03000 41 41 41
Our Ref: GBC/2025/106663
Date: 19 August 2025

Application No: 20250807

Location: Land Off, Heron Hill Lane, Meopham, Gravesend Kent

Proposal: Application for approval of condition 7, 8, 9, 12, 13, 14, 15, 16, 18 and 19 attached to planning permission reference number 20220106 relating to details of the materials to be used in the construction of the external surfaces of the building (7), parking of vehicles on drawing no. Plan 2 Proposed Site Layout has been drained and surfaced (8), a soft landscaping scheme for the whole site (9), tree plan and protection measures (12), details of hard landscape works (13), a means of foul and surface water drainage (14), a Biodiversity Gain Plan and Biodiversity Management and Monitoring Plan (15), an ancient woodland mitigation plan (16), a Landscaping Plan for Biodiversity (18), a lighting plan for biodiversity (19).

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

As Lead Local Flood Authority, Kent County Council are required to provide technical advice and guidance on the surface water drainage strategies, designs and maintenance arrangement put forward by developers to any new major development.

According to the Town and Country Planning (Development Management Procedure) (England) Order 2010, major development is defined in planning as any development involving any one or more of the following:

- a) The winning and working of minerals or the use of land for mineral-working deposits;
- b) Waste development;
- c) The provision of dwelling houses where:
 - i. The number of dwelling houses to be provided is ten or more; or
 - ii. The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c) (i);
- d) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- e) Development carried out on a site having an area of one hectare or more.

The application under the above reference number therefore falls outside the definition of major development and also falls outside of KCC's remit as statutory consultee.

Notwithstanding the above, please feel free to contact us again if you consider there to be local flood risk issues on this site that may require further consideration.

Yours faithfully,

Becca Nicholas

Flood Risk Technical Support Officer
Flood and Water Management