



Lisa Fisher
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU

Flood and Water Management
Sessions House
County Hall
Maidstone, Kent
ME14 1XQ

Website: www.kent.gov.uk/flooding
Email: suds@kent.gov.uk
Tel: 03000 41 41 41
Our Ref: GBC/2026/109026
Date: 13 May 2026

Application No: 20260131

Location: Site Of Former Police Station, 133 Windmill Street, Gravesend, Kent DA12 1DB

Proposal: Erection of 67 Retirement Living Apartments for older people (comprising 67no. 1 bedrooms) including communal facilities, access, car parking and landscaping

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

Kent County Council as Lead Local Flood Authority have reviewed the Flood Risk and Drainage Technical Note prepared by AWP dated 22.04.2026 and have the following comments:

We appreciate the raingardens included however do note that the report highlights that rainwater harvesting has not been considered necessary. Given the position it is in the drainage hierarchy (priority 1) we expect for more consideration to be given to this.

Further to this, the report references the 'KCC Design Guide' with regards to the final discharge rate. However, the policy has been superseded by the National Standards, so drainage strategies should follow those in terms of flow and volume control. We would be expecting brownfield sites to meet the 50% AEP greenfield rate or 3l/sec/ha (whichever is greater) for all storm events.

We would recommend for a holding objection until further information is provided to respond to the comments above.

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,

Emily Neale
Flood Risk Officer
Flood and Water Management