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Our Ref: GBC/2025/104706
Date: 28 January 2026

Application No: 20250258

Location: Dering Industrial Park, Dering Way, Gravesend, Kent

Proposal: Application for variation of condition 2 attached to planning permission reference number 20160114 for change of use of land to Use Class B8 Storage and Distribution together with formation of new access road; to allow for changes to the scale and siting of the approved B8 use class Plots (A, B, C, D and E) informed by the current layouts of occupied Plots A and B, Re-siting the approved shared central roadway via the existing security gate adjacent to Plot B, the central roadway would now be shared solely by Plots B, C, D and E with Plot A retaining independent gated access from the approved access road, as built and some changes to the siting of installations within each plot (e.g. septic tank, refuse points, noticeboards) to better suit the proposed layout and some changes to the siting of slot drains and storm water attenuation sites to better suit the proposed layout.

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

Kent County Council as Lead Local Flood Authority have the following comments:

As noted in our previous response dated 4th November 2025, the changes to the siting of slot drains and storm water attenuation sites would likely require a new updated detailed design to vary and/or re-submit the discharge of condition 11 to update those details.

A revised flood risk assessment is included together with drainage plans. The drainage plans (as shown in drawing DRAW/DW/0325/003/R2) are undeliverable. This is due to changes in depths of the tanks, with pipe layouts failing to consider the correct pipework levels and constraints caused by the invert level of the ditch.

For example, in cross sections PS-B and PS-C, the outlets from attenuation tanks indicated to be in the centre or top of tank (meaning they will not drain) and outlet to watercourse indicated to be below water levels of the ditch due to the increased depth of the tanks. This will mean the drainage attenuation system will not operate correctly and increase the risk of flooding to the development and elsewhere.

We would therefore be unable to remove our objection to the application as submitted. We recommend a revised detailed drainage design is provided to amend the details, reflecting the new site layout.

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,

Alex Brauning

Senior Flood Risk Officer

Flood and Water Management