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**Our Ref:** GBC/2026/108934  
**Date:** 2 March 2026

**Application No:** 20260119

**Location:** The Builders Yard, Lower Range Road, Gravesend, Kent

**Proposal:** Application for the approval of condition 4 (Surface Water Drainage) attached to planning reference number 20250262.

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

Kent County Council as Lead Local Flood Authority has reviewed the Drainage Strategy Report (2580/RAC/260120 – 20/01/2026) submitted in support of condition 4 and have the following comments to provide the LPA:

The LLFA understands from the report that the original surface water drainage scheme of directing runoff to the surface water sewer beneath Havengore Avenue is not possible and as such a revised scheme has been proposed. The report and Drainage Layout drawing indicate the continued incorporation of permeable paving (with below ground-base) for the parking area, coupled with an attenuation tank, prior to discharging into a deep borehole soakaway.

Before the condition is discharged, the LLFA would seek to ascertain further details around the Remark featured on the borehole test sheet detailing “Groundwater level measured previously as 2.3m below ground level”. As per guidance, infiltrating features should not be infiltrating into groundwater and a 1m separation distance should usually be observed. Therefore, clarification as to whether the surface water would be discharging into the groundwater is requested.

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