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Flood and Water Management
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Website: www.kent.gov.uk/flooding
Email: suds@kent.gov.uk
Tel: 03000 41 41 41
Our Ref: GBC/2025/105989
Date: 22 July 2025

Application No: 20250643

Location: New Green Farm, Lower Road, Shorne, Gravesend Kent

Proposal: Erection of a cold store building.

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

Unfortunately, no surface water drainage strategy has been provided for the proposed development). We would therefore recommend the application is not determined until a complete surface water drainage strategy has been provided for review.

At a minimum, a drainage strategy submission must comprise:

- A location plan
- A site layout
- A drainage proposal schematic or sketch
- A clear description of key drainage features within the drainage scheme (e.g. attenuation volumes, flow control devices etc.)
- Information to support any key assumptions (e.g. impermeable areas, infiltration rates etc.)
- Supporting calculations to demonstrate the drainage system's operation and drainage model network schematic
- Drainage strategy summary form (from our Drainage and Planning Policy Statement)
- Consideration of key questions and / or local authority planning policy requirements.

Our Drainage and Planning Policy Statement sets out how Kent County Council, as Lead Local Flood Authority and statutory consultee, will review drainage strategies and surface water management provisions associated with applications for major development and should be referred to for further details about our submission requirements. This is available on request, by emailing SUDS@kent.gov.uk.

Yours faithfully,

Emily Neale
Flood Risk Officer
Flood and Water Management