



Alison Webster
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/2025/107267
Date: 12 February 2026

Application No: 20250889

Location: Buckland Farm, Chalk Road, Higham, Rochester Kent

Proposal: Outline planning application for the demolition of existing buildings and erection up to 40 residential dwellings, public open space and associated works. Approval is sought for the principal means of vehicular access from Chalk Road and all other matters are reserved.

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

Thank you for consulting the Lead Local Flood Authority (LLFA) on the supplementary drainage information submitted in January 2026 by MEC Consulting Group Ltd. Following review, we recommend maintaining our holding objection because several matters remain unresolved. Our detailed comments are provided below.

The first matter of concern relates to the condition and operability of the culvert to the north of the site, which is proposed as the primary surface water outfall. Although the applicant acknowledges the presence of defects in the culvert, the supplementary information asserts that these defects fall within the riparian responsibilities of Network Rail and should therefore be addressed by them. It is stated that the pipe runs beneath the railway to the northeast of the site and into the Medway and Thames Canal. As IDB has also pointed the survey does not include this critical downstream section. As a result, the operational condition of the outfall has not been demonstrated. The applicant's reliance on Network Rail's riparian duties does not prove that the culvert can serve the development now or in the future. Without formal confirmation from Network Rail and the Environment Agency, together with legal agreements securing access and maintenance, the LLFA cannot consider the proposed outfall deliverable.

It is proposed to manage the first 5 mm of rainfall using water butts and rain gardens. Please note that the inclusion of water butts is not considered to comply with standard 2 (Interception) of the National Standards for SuDS, where they are limited to garden use during dry periods. They do not guarantee that storage will be available unless designed as such, in which case detailed calculations shall be provided to demonstrate compliance.

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,

Ahaura Keighley

Graduate Flood Risk Officer
Flood and Water Management