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Our Ref: GBC/2026/109028
Date: 16 February 2026

Application No: 20260143

Location: Outfall Cottages, Dering Way, Gravesend, Kent

Proposal: Application for variation of condition 5 attached to planning permission reference number 20230165 for demolition of the two existing dwellinghouses and use of site as Light Industrial units (Class E) incorporating 6 offices and storage with associated parking; to allow required floor level to be reduced with the provision of flood mitigation measures to include demountable flood barriers and the provision of resilient construction measures.

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

Kent County Council, as Lead Local Flood Authority, has reviewed the submission and understands that the application seeks to amend the wording of Condition 5, relating to the finished floor level (5.34m AOD). As this level was previously set at the request of the Environment Agency due to tidal/fluviial flooding, this matter falls outside of our remit and we therefore have no comments to make.

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