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Our Ref: GBC/2025/104706
Date: 28 April 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:

Whilst we do not object in principle to the variation of condition 2, as noted in our previous responses, the changes to the siting of slot drains and storm water attenuation sites would likely require a new updated detailed design to vary the details and/or re-submission of the discharge of condition 11 to update those details. Given the application is part retrospective, it is unclear what has been implemented to date.

This will need to be produced by a competent drainage engineer and include updated detailed design drawings and amended calculations, utilising appropriate hydraulic modelling software, where the contributing areas to each part of the drainage network are altered by the change in layout. The information provided to date is not of sufficient detail to be accepted as a detailed design submission.

No evidence has been provided to demonstrate that the proposed surface water drainage network operates in accordance with the requirements of Condition 11 or the principles of the detailed design approved under application reference 20180988.

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