

Flood Risk Assessment for Buildings at Queens Farm, Queens Farm Road, Shorne, Gravesend, Kent, DA12 3HU, UK

Client

Evesham Properties Limited

- 1.1. The site is within flood zone 1 and has a low probability of flooding from rivers and the sea.
- 1.2. Paragraph 174 of the NPPF (December 2024) states that “the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.”
- 1.3. Flood zone 1 is the area least likely to flood and therefore it is considered that, since the site is not considered to be at risk from flooding, the proposed development would accord with the requirements of the NPPF.

Date of issue
14th May 2026

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