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Our Ref: GBC/2026/109363
Date: 20 March 2026

Application No: 20260207

Location: Land North Of, Camer Road, Meopham, Gravesend Kent

Proposal: Outline planning application for up to 725 dwellings (Use Class C3), a new two-form entry primary school (Use Class F1), a Local Centre (up to 500sqm of Class E floorspace), the provision of Public Open Space including sport and recreation facilities alongside associated access, landscaping, parking, and infrastructure; with all matters reserved except for access.

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

Kent County Council, as Lead Local Flood Authority, has reviewed Chapter 8 of the EIA (February 2026) and the standalone Flood Risk Assessment Report (Issue 2), and has the following comments to provide the LPA:

The LLFA understands that the site is currently undeveloped and contains no existing drainage features. The outline proposal would alter the drainage regime by introducing significant areas of impermeable surface. The initial surface water drainage strategy proposes the use of infiltration through a variety of SuDS features.

The initial proposal (paragraph 5.6) to include an infiltration basin in the northeast corner of the site to receive runoff from the public house off Camer Road is welcomed. This may help reduce the existing surface water flood risks currently experienced in this area. We acknowledge that further discussions with third parties will be required to confirm this approach.

It is accepted that the layout and design are not fixed at this stage (with all matters except access reserved), and as such we anticipate refinement of the drainage strategy at the reserved matters stage. As set out within the report, we expect adherence to the National Standards for Sustainable Drainage Systems and the incorporation of above-ground SuDS features, including the conveyance swales referenced in the FRA. Furthermore, additional ground investigations, including soakage testing, will be required to support the design of the proposed infiltration features (basins and soakaways).

Should the Local Planning Authority be minded granting planning permission, the LLFA would request for the following conditions to be attached:

Condition:

No development shall take place in any phase until the details submitted pursuant to the relevant reserved matters application(s), demonstrates a detailed sustainable surface water drainage scheme for the site. The submitted shall demonstrate compliance with the National Standards for Sustainable Drainage Systems (SuDS) and be based upon the principles contained within the Flood Risk Assessment (Issue 2, 25/11/2025).

The reserved matters details shall demonstrate that all surface water generated by the development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100-year storm) can be sustainably managed, accommodated, and disposed of within the proposed development layout without increasing flood risk on or off site.

The drainage details submitted shall further demonstrate, with reference to published guidance:

- Where relevant, that any existing surface water flow paths can be accommodated and managed within the layout without increasing flood risk on or off site.
- Provision of further ground investigations that include necessary soakage testing to support the design of the infiltrating features.
- that silt and pollutants arising from the development can be adequately managed to ensure no pollution risk to receiving waters; and
- that appropriate operational, maintenance, and access requirements for each drainage feature or SuDS component have been fully considered, including any proposed arrangements for future adoption by a public body or statutory undertaker.

The development shall thereafter be carried out in accordance with the approved details.

Reason:

To ensure that the development is served by satisfactory and sustainable arrangements for the management and disposal of surface water, and that these are fully integrated into the proposed layout, pursuant to Paragraph 182 of the National Planning Policy Framework and the National Standards for Sustainable Drainage Systems (SuDS).

Condition:

No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason:

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant

with and subsequently maintained pursuant to the requirements of paragraph 182 of the National Planning Policy Framework.

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