

Gravesham Borough Council  
Development Control  
Civic Centre Windmill Street  
Gravesend  
Kent  
DA12 1AU

**Our ref:** KT/2022/130150/02-L01  
**Your ref:** 20221036  
**Date:** 17 January 2023

Dear Planning team,

**Application For Permanent Retention Of An Office Building, Raised Open Storage Platform With Timber Deck, Metal Clad Shed And Open Sided Shed**

**Optimus Access Ltd, Highfield Works, Site E Dering Industrial Park, Dering Way, Gravesend, Kent DA12 2FP**

Thank you for consulting us on the above application. **We do not have any objections subject to the following informatives and conditions being applied to any planning permission granted.**

**Flood Risk**

We have no objection to the proposed application but we would like to highlight the following informative.

**Informative**

it is recommended to raise finished floor levels (FFL) to 600mm above the site modelled tidal Thames breach level for the 0.5% Annual Exceedance Probability (AEP) event for the year 2115.

**Groundwater and Contaminated Land**

This site represents a moderate contamination risk and is located in an area of high groundwater vulnerability. It is understood this is a retrospective application for the siting of several structures. None of these structures have required ground to be broken, and instead sit on the concrete hardstanding.

Given the nature of this application we do not object in principle but would wish to be re-consulted should any of the submitted plans change. The drainage report indicates a continued discharge to the local stream/ditch, with the addition of surface water treatment systems.

Therefore, we do not object, subject to the following planning conditions being applied to any planning permission granted.

Environment Agency  
Orchard House Endeavour Park, London Road, Addington, West Malling, Kent, ME19 5SH  
Customer services line: 03708 506 506  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
[www.gov.uk/environment-agency](http://www.gov.uk/environment-agency)



INVESTOR IN PEOPLE



**Condition 1**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

**Reason**

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with paragraph 174 of the National Planning Policy Framework.

**Condition 2**

No drainage systems infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

**Reason**

To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 174 of the National Planning Policy Framework.

**Informative**

Only clean uncontaminated water should drain to the surface water system. Roof drainage shall drain directly to the surface water system (entering after the pollution prevention measures). Appropriate pollution control methods (such as trapped gullies and interceptors) should be used for drainage from access roads and car parking areas to prevent hydrocarbons from entering the surface water system. There should be no discharge into land impacted by contamination or land previously identified as being contaminated. There should be no discharge to made ground. There must be no direct discharge to groundwater, a controlled water.

Please do not hesitate to contact us should you require any further information.

Yours faithfully

**Ms Laura Edwards**

**Planning Advisor**

Direct dial 02084749079

Direct email [KSLPLANNING@environment-agency.gov.uk](mailto:KSLPLANNING@environment-agency.gov.uk)

Environment Agency

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