

FRA/DW/0325

FLOOD RISK ASSESSMENT

Dering Industrial Estate

Dering Way

Gravesend

Kent, DA12 2FP

October 2025 | JRM



FRA/DW/0325

Flood Risk Assessment

Site Address

No./Name	Dering Industrial Estate
Street	Dering Way
Ward	Gravesend (Riverside)
Borough/City	Gravesham
Region	KENT
Postcode	DA12 2FP
Easting	566542
Northing	173942
LPA Ref	GSM

Submission Details

Report Dated	16 th October 2025
Site Visit Made	N/A
Report by	J R Mustafa S BSc (Hons) Langleys Chartered Surveyors

Application Details

Project Reference	DW/0325
Proposal Description	Application under S.73 of the Town and Country Planning Act 1990 to vary condition 2 (Approved Plans) of planning permission 20160114 to allow for the retrospective variation of the plot layout.
Application Type	Section 73 (Variation of Planning Condition)
Submission Method	Electronically via the Planning Portal
Planning Portal Reference	PP – 13 83 38 26
LPA Reference Number	20250258
On behalf of the Applicants	Cowland Ltd.
Site Owner (if Different)	N/A

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1.0 Executive Summary

1.1 Introduction

1.1.1 Langleys Chartered Surveyors has been commissioned to prepare this Flood Risk Assessment ('FRA') on behalf of Cowland Limited to support a Planning Application under S.73 of the Town and Country Planning Act 1990 proposing to 'vary condition 2 (Approved Plans) of planning permission 20160114 to allow for the retrospective variation of the plot layout' at the application site, Dering Industrial Estate (DA12 2FP).

1.1.2 This document updates the 2016 Flood Risk Assessment (prepared by UK Flood Risk Ltd) in line with the Environment Agency's 2025 request for an updated review, following release of new flood modelling data (EA Product 6, Thames Tidal Downriver Breach Model 2018).

1.1.3 The assessment confirms:

- The site remains defended by the Thames tidal defences.
- The proposed use continues to be Less Vulnerable (B8 Storage/Distribution).
- No buildings of significant volume are proposed—plots comprise open hardstanding and occasional small kiosk-style offices.
- Updated EA Product 6 depth data show slightly greater inundation depths than in 2016, but these do not alter the overall flood risk classification.
- The existing Flood Risk Management Strategy remains appropriate and compliant with the NPPF (2023) and the Flood Risk & Coastal Change PPG (2024).

1.2 Purpose

1.2.1 The Environment Agency (EA) requested an updated FRA for Dering Industrial Estate, noting that the 2016 assessment pre-dated the 2018 Product-6 modelling and subsequent TE2100 updates. This amendment reviews new EA data and policy to confirm whether the conclusions of the 2016 FRA remain valid.

2.0 General description of the site and the proposals

2.1 Site description and relevant planning history

- 2.1.1 The application site is Dering Industrial Estate, Dering Way, Gravesend, Kent, DA12 2FP (formerly Land between Comma Oil and Southern Water Treatment Works, Dering Way, Gravesend, Gravesham; Easting: 566542, Northing: 173942).
- 2.1.2 The site lies within an established industrial estate at the terminus of Dering Way and bounded by existing commercial plots (east and west), and a railway line (north). The land is entirely within a defended tidal floodplain (Flood Zone 3 – Tidal). The nearest watercourse to the land is the River Thames.
- 2.1.3 A copy of the site plan is provided in **Appendix 4**. It is a 1.21 ha industrial site with permission for five independent B8 Use class plots (A, B, C, D and E) under application refs. 20160114 '*Change of use of land to Use Class B8 Storage and Distribution together with formation of new access road*', and 20180988 '*Application for approval of condition 11 attached to planning permission reference no. 20160114 relating to the details of the sustainable surface water drainage scheme for the site*'. The site topography at present is relatively level.

2.2 Proposal

- 2.2.1 Permission is now sought to vary **Condition 2 (approved plans)** of planning permission **20160114** to allow for:
1. Minor changes to the scale and siting of the approved B8 use class Plots (A, B, C, D and E), which are in part retrospective and informed by the current layouts of occupied Plots A and B;
 2. 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.

- 2.2.2 And simultaneously allow for following variations shown on the drawings that may be considered as 'minor':
3. Some changes to the siting of installations within each plot (e.g. septic tank, refuse points, noticeboards) to better suit the proposed layout;
 4. Some changes to the siting of slot drains and storm water attenuation sites to better suit the proposed layout.
- 2.2.3 Layout drawings of the proposal are provided in **Appendix 5, 6 and 7**.
- 2.2.4 There are no basements or sensitive receptors; all operations remain at or above existing ground levels.
- 2.2.5 The development therefore continues to represent a Less Vulnerable use as defined in the Flood Risk and Coastal Change PPG.

3.0 Data Sources & Relevant Planning Policy Guidance

3.1 Data Sources

3.1.1 This FRA utilises the following Data Sources:

- Environment Agency Product 6 – Thames Tidal Downriver Breach Inundation Modelling (2018).
- EA Flood Map for Planning (September 2025 extract).
- Site topographic survey (approved 2016).

3.2 National Planning Policy Framework

3.2.1 National planning policy is set out in the **National Planning Policy Framework (NPPF)** most recently revised in May 2021. This document sets out planning policies and guidance relating to development planning, including applications for sites or developments that are exposed to or may exacerbate an existing flood risk, or may create a new one. The NPPF sets out planning and policies relating to flood risks to developments using a sequential characterisation of risk based on planning zones and the Environment Agency's Flood Maps.

3.2.2 The requirement for site-specific Flood Risk Assessments (FRAs) is established by the National Planning Policy Framework (NPPF, July 2021 as amended):

- Paragraph 167 of the NPPF states that *'All plans should apply a sequential, risk-based approach to the location of development (...) Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk...'*
- Paragraph 168 (b) further states that: *'development should only be allowed in areas at risk of flooding where (...) it is demonstrated that (...) the development is appropriately flood resistant and resilient, it incorporates sustainable drainage systems (...) and any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage'*

systems'. It also states that the development should remain safe for its lifetime, and not increase flood risk elsewhere.

- Footnote 55 of Para.168 states that an FRA is required for developments that are:
 - Within Flood Zones 2 or 3, or
 - Have an area greater than 1 hectare in Flood Zone 1, or
 - Are located in Critical Drainage Areas as identified by the Environment Agency.

3.3 Flood Risk and Coastal Change Planning Practice Guidance (PPG)

3.3.1 The Flood Risk and Coastal Change PPG supports the NPPF by guiding local planning authorities, developers and consultants on how to:

- Assess, avoid, manage and mitigate flood risk;
- Apply Sequential and Exception Tests appropriately, in accordance with the vulnerability classification of the proposal;
- Integrate climate change resilience into planning decisions;
- Use Flood Risk Assessments (FRAs) to inform sustainable site design and layout.

3.3.2 According to the PPG, a site-specific FRA is required to be provided for planning applications for developments in England when:

- The site is in Flood Zones 2 or 3 (rivers or sea);
- The site is in Flood Zone 1 but:
 - Has an area that is greater than 1 hectare;
 - Affects critical drainage areas;
 - Involves increased vulnerability (e.g. hospitals, homes);
 - Could cause surface water run-off or drainage issues.

- The development may be affected by sources of flooding other than rivers or sea (e.g. surface water, reservoirs or groundwater).

3.4 Environment Agency Guidance (2023-2024)

3.4.1 The Environment Agency's current guidance on site-specific FRAs and climate change allowances has been considered, including:

- Peak rainfall and river flow uplift applicable to the Thames River Basin District;
- Requirements to assess flood risk from all sources, including surface water, sewer flooding and residual risk from defence failure;
- Reference to the TE2100 Plan and standard of protection provided by the Thames tidal defences.

3.5 Local Policy and Strategic Guidance

3.5.1 Policy CS18 'Climate Change' of Gravesham Local Plan Core Strategy (2014) requires development to minimise flood risk and to demonstrate that appropriate flood resilient measures and appropriate SuDS strategies will be implemented as part of the development.

3.5.2 The Kent County Council Lead Local Flood Authority (LLFA) guidance on sustainable drainage has also been considered throughout this FRA and the surface water strategy that is proposed.

4.0 Flood Risk Assessment

4.1 Risk of Tidal/Fluvial Flooding

- 4.1.1 This is the primary risk to the site with the tidal/fluvial flood risk source being the River Thames.
- 4.1.2 Per the 2016 FRA, the EA Flood Maps (see **Appendix 1**) show that the site lies within Flood Zone 3 and thereby has a high probability of flooding without the employment of flood defences. Nevertheless, the site is in an area that benefits from flood defences and the risk of overtopping during extreme events is low.
- 4.1.3 The updated Environment Agency (EA) Product-6 modelling outputs for the Thames Tidal Downriver Breach Inundation (2018) have been reviewed for the application site. This replaces the previous analysis undertaken using the HR Wallingford tool (2016). Flood depths have been extracted across the site footprint using the EA tidal model for both baseline (2005) and future (2115) climate change epochs. The results are summarised in Table 1 on the following page and provided in **Appendix 3**.

Findings

- 4.1.4 Flood levels have risen overall compared with 2016 due to refined 2D hydraulic modelling, LiDAR terrain updates, and TE2100 climate change allowances.
- 4.1.5 The earlier Flood Risk Assessment (2016) used a national calculator produced by HR Wallingford to estimate flood levels. Since then, the Environment Agency has created much more detailed tidal flood modelling for the Thames Estuary (2018), which uses the latest topographic data, improved climate change allowances and more precautionary assumptions about how flood defences could fail. This newer modelling shows generally deeper flooding on the site than was estimated before. The updated figures therefore replace the older ones and should now be used to guide floor levels, access arrangements and emergency planning.

Table 1 Tidal Flood Event Projected Depths (2016 and current data values)

Event	Return period	Mean Depth (m)	Max Depth (m)	Source
2016 FRA (HR Wallingford)	0.5% AEP (1 in 200 year event)	1.14 – 1.25	N/A	Indicative values from HR Wallingford tool
EA Product 6 (2005 Epoch)	0.5% AEP (1 in 200 year event - defended)	1.49	2.80	TE2100 2005/200 dp Depth Grid
2016 FRA (HR Wallingford)	0.5% AEP (+ CC - defended)	2.0 – 2.1	N/A	Indicative values from HR Wallingford tool
EA Product 6 (2115 Epoch + CC)	0.5% AEP (+ CC - defended)	2.05	3.36	TE2100 2005/200 dp Depth Grid
2016 FRA (HR Wallingford)	0.1% AEP (1 in 1000 year event)	2.37 – 2.48	N/A	Indicative values from HR Wallingford tool
EA Product 6 (2005 Epoch)	0.1% AEP (1 in 1000 year event - defended)	1.73	3.04	TE2100 2005/1000 dp Depth Grid
EA Product 6 (2115 Epoch + CC)	0.1% AEP (+CC - defended)	2.13	3.44	TE2100 2005/1000 dp Depth Grid

4.1.6 The updated EA Product-6 data indicates that modelled flood depths across the site are generally higher than those identified in the 2016 FRA, particularly for the defended 0.5% AEP event and the climate change scenario. Under the 200-year event, depths are now around 1.49–2.80m (compared with 1.14–1.25m previously), while the climate change 200-year event shows depths of approximately 2.05–3.36m (compared with 2.0–2.1m previously).

4.1.7 The 1000-year event mean depths are found to be lower than the previous results (1.73m for the 0.1% AEP event compared with 2.37-2.48m). This discrepancy arises from methodological differences. The HR Wallingford

Tool provides point based indicative water levels that were applied to the site in 2016, whereas the EA Product 6 outputs derive from a high-resolution two-dimensional hydraulic model using LiDAR and defence data. Product 6 therefore models flow paths and local ponding explicitly. As a result, Product 6 commonly records higher local maxima in breach scenarios but can show lower site-wide mean depths where the inundation is more spatially variable. For planning purposes we adopt the Product 6 values (mean over the site footprint and maximum local cells) as these represent the most recent, spatially explicit EA modelling and are the recommended basis for FRA conclusions and mitigation strategies.

- 4.1.8 These outputs reflect advances in tidal modelling and the incorporation of the Thames Estuary 2100 climate change allowances. The findings should be used to inform finished floor levels, emergency planning and safe access/egress arrangements for the site.

4.2 Risk of Surface Water Flooding

- 4.2.1 The risk of surface water flooding is generally 'low' for both the current and +CC scenarios, although the Flood Maps reveal that should flooding occur, most of the site would likely experience flood depths of c.900mm (3ft) in both cases (see **APX 1.Q/R/S/T**). This reflects the findings of the original FRA.

4.3 Risk of Groundwater Flooding

- 4.3.1 There are no recorded incidents of groundwater flooding at the site. The risk of groundwater flooding at the site remains very low.

4.4 Risk of flooding from Sewers

- 4.4.1 There are no known historic events of sewer flooding on or near the site. There is therefore a low residual flood risk only.

4.5 Risk of flooding from Reservoirs and Artificial Bodies

- 4.5.1 The site is not at risk of flooding from a reservoir or artificial body of water (see **APX 1.U**).

5.0 Flood Risk Management Strategy

5.1 Overview

5.1.1 The site benefits from existing Thames tidal defences. The EA Product 6 outputs confirm residual flood risk under breach conditions only.

5.1.2 To minimise damage and enable quick recovery and clean up after a flood event, it is proposed that several flood resilient measures will be implemented to minimise damage and to enable quick recovery and clean up after the flooding event. These are broadly the same as those previously approved and are as follows:

- Maintain surface levels at existing AOD with no raising or loss of floodplain storage;
- Provide secure anchoring for storage containers on Plot B to prevent displacement during inundation;
- Store potential pollutants (e.g. fuels, oils) above predicted flood levels in bunded containers;
- Maintain clear internal access routes for safe egress towards Dering Way;
- Implement a site-specific Flood Response Plan registered with the EA Flood Warning Service;
- Maintain drainage channels and gullies to prevent surface water ponding

5.1.3 These measures accord with national guidance for “Less Vulnerable” uses in Flood Zone 3 defended areas and are proportionate given that all development remains open at ground level.

5.2 Site layout and use

5.2.1 The use of the land remains unchanged from that approved under the original consent; this application merely adjusts the internal layout of the plots which are to remain in open storage / yard use. There are no vulnerable residential or commercial occupiers.

- 5.2.2 It is possible that future occupiers of sites will wish to install small site offices in small portocabin-style temporary structures or containers. These should be sited on the highest ground available within their plot and on a raised plinth to minimise risk of damage from flood events. It is advised that these are raised a minimum of 1.8m above finished ground level to provide sufficient protection from the 0.1%AEP (defended) and lower events based on mean flood depth values.

5.3 Flood resilient operation

- 5.3.1 Storage containers will be ground anchored/secured to prevent flotation or movement. This can be achieved with simple Shipping Container twist-lock anchors.
- 5.3.2 Hazardous or polluting materials (e.g. fuels, oils etc.), if stored, will be kept in sealed or bunded containers above the flood level, per the original permission. It is recommended that a self-contained bunded storage unit such as the Morse Solent Spill Control Bunded Storage Cabinet², or equivalent, is provided on each site subject to operational requirement. Where small quantities of hazardous materials are needed to be stored on site (e.g. lubricants or cleaning agents), portable spill kits and absorbent granules should also be kept within the unit for use in minor incidents. These would be kept in the same location as the bunded cabinet. The detailed site layout plan provided shows the suggested locations of these containers within each plot.
- 5.3.3 Vehicle parking and external yard areas must be accepted to be sacrificial during flood events (this may be contractually agreed in tenancy agreements should Plots D and E be let), with site management responsible for evacuation on receipt of EA Flood Warnings.

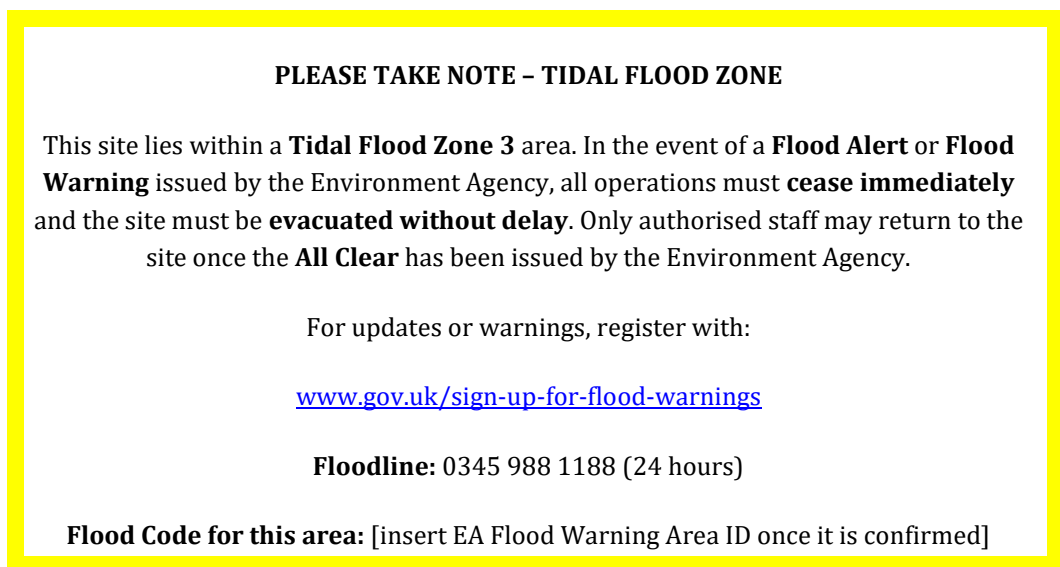
5.4 Access and safety

- 5.4.1 Modelled flood depths under the 0.5% AEP (1 in 200 year) defended tidal event exceed 2 m across the site, rising further under climate change allowances. Safe access during such events can, therefore, not be relied upon.

² This unit provides fully sealed secondary containment with a 110% bund capacity in accordance with the Control of Pollution (Oil Storage) (England) Regulations 2001. It is weather resistant, lockable and designed to prevent escape of contaminants in the event of overtopping or inundation.

- 5.4.2 Instead, the strategy is to register the site with the EA Flood Warning Service and to evacuate in advance of a predicted event, per the original permission.
- 5.4.3 Signage will be erected on site to inform occupiers that the site lies within a tidal flood zone and that operations must cease during a Flood Warning. This signage will be provided at the entrance of each Plot and will read as follows:

Figure 1 Example Warning Signage



Note: print on waterproof, rigid A3 signs with yellow borders.

- 5.5 Drainage and pollution control**
- 5.5.1 Yard surfacing, boundary dykes, wheel washing units where present), septic tanks and attenuation tanks will be maintained to ensure surface water and tidal waters do not wash contaminants offsite.
- 5.6 Emergency Planning**
- 5.6.1 A Flood Response Plan will be maintained, including named responsible persons, procedures for securing containers and evacuating vehicles, and arrangements for post-event clean-up and reinstatement. The plan will be reviewed annually and updated in liaison with the EA/LLFA where necessary.
- 5.6.2 A draft **Flood Response Plan** has been supplied in **Appendix 2**.

5.7 Policy Accordance

- 5.7.1 This strategy accords with all tiers of relevant planning policy:
- 5.7.2 *National Planning Policy Framework (NPPF, 2023 update)*: Paragraphs 159–169 require that development in flood risk areas is safe, resilient and does not increase risk elsewhere. The development is water-compatible / less vulnerable (B8 open storage) and is supported subject to an FRA. The FRA demonstrates resilience, evacuation planning, pollution prevention and no off-site flood risk, in compliance with the NPPF.
- 5.7.3 *Flood Risk and Coastal Change PPG*: This requires site-specific FRAs to consider flood warning, evacuation and residual risk where defences could be overtopped or breached. The proposed strategy is aligned with this guidance.
- 5.7.4 *The Thames Estuary 2100 Plan (TE2100, 2020 update)* identifies the long-term flood risk strategy for the estuary. The FRA uses the TE2100 climate change allowances (Product-6 modelling) and explicitly manages residual breach risk, fully in line with TE2100 objectives.
- 5.7.5 *The Kent Local Flood Risk Management Strategy* seeks to reduce flood risk through resilience, partnership and sustainable drainage. The proposed measures (SuDS, pollution control, resilience and management planning) are consistent with this.
- 5.7.6 *Policy CS18 (Climate Change, Flooding and Water Management) of Gravesham Borough Council's Core Strategy (2014)* requires development to reduce flood risk and demonstrate resilience where located in flood risk zones. The FRA shows how the use is compatible, resilient, and safeguarded by management and emergency planning. Further Development Management Policies encourage SuDS, pollution prevention, and operational mitigation. The proposed drainage and resilience measures meet these criteria.

6.0 Conclusion

6.1 The updated assessment confirms that:

- 1) The site remains well defended from tidal flooding.
- 2) Flood depths have increased since 2016 but the overall risk classification is unchanged.
- 3) The proposed layout and use remain compatible with NPPF and EA policy.
- 4) The existing management strategy adequately mitigates residual risk to the layout as it is proposed to be varied.

6.2 Accordingly, this Flood Risk Assessment (Amendment 2025) satisfies the Environment Agency's request for updated information and demonstrates that the proposed s.73 amendment presents no additional flood risk to people, property or the environment.

6.3 If any element of this document is found to be unacceptable or needing improvement, please contact me as soon as possible so that we may come to a proactive conclusion by way of amendments or further reasonable negotiations prior to a decision being issued.

Janine R. Mustafa, BSc (Hons)
Town Planning Consultant
Langleys Chartered Surveyors
16th October 2025

PROFESSIONAL DISCLAIMER

This **Flood Risk Assessment** has been prepared by Langleys Chartered Surveyors (LCS Surveyors Ltd) solely for the purposes of supporting a planning application for development at **Dering Industrial Estate, Dering Way, Gravesend**. It has been prepared in accordance with current national and local planning policy and the Environment Agency data available at the time of writing.

The assessment is based on information obtained from third party sources, including the Environment Agency, and layout plans informed by the client. While every reasonable effort has been made to verify the accuracy of this information, Langleys Chartered Surveyors (LCS Surveyors Ltd) cannot guarantee its completeness or that conditions on site will remain as described herein.

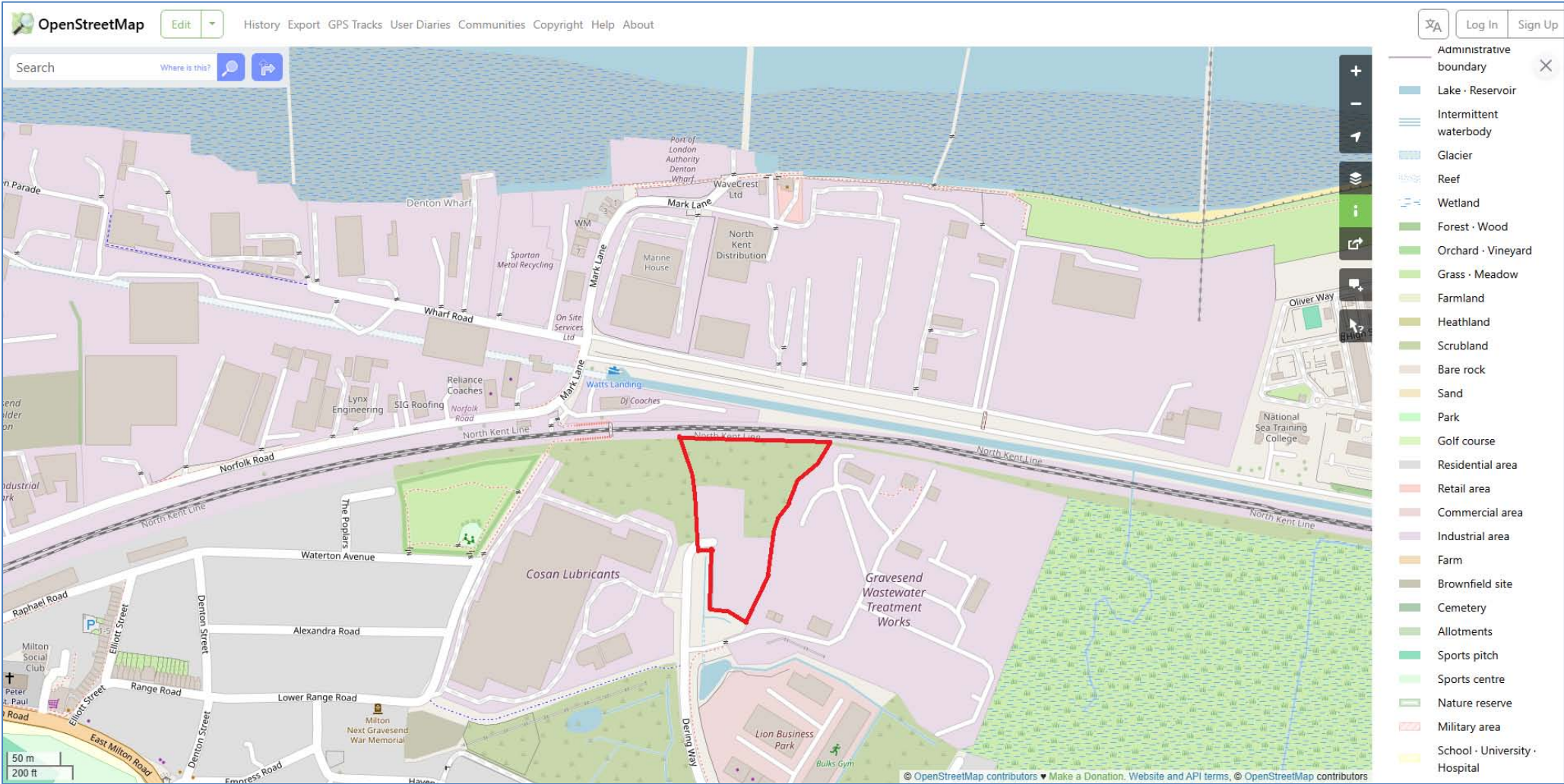
This report should not be relied upon for any purpose other than for which it was commissioned. No responsibility or liability is accepted by Langleys Chartered Surveyors (LCS Surveyors Ltd) or the author for errors or omissions in the data supplied, nor for any loss, damage or consequence arising from reliance on this report or its contents, including any changes in data, policy or site circumstances occurring after its' issue.

Appendix Index

APX	Document Ref	Description	Pg
1.	N/A	EA Flood Risk Maps	16
2.	FRP/DW/0325	Flood Response Plan	38
3.	N/A	EA Product 6 Outputs and Maps	47
4.	DRAW/DW/0325/001/R1	Proposed Site Layout Plan (1:500 @ A1)	53
5.	DRAW/DW/0325/002/R1	Proposed Detailed Site Layout Plan (1:500 @ A1)	54
6.	DRAW/DW/0325/003/R1	Proposed Surface Water Dispersal Plan (1:100 & 1:500 @ A1)	55
7.	DRAW/DW/0325/004/R1	Access Road Technical Drawing (1:20; 1:100 & 1:1000 @ A1)	56

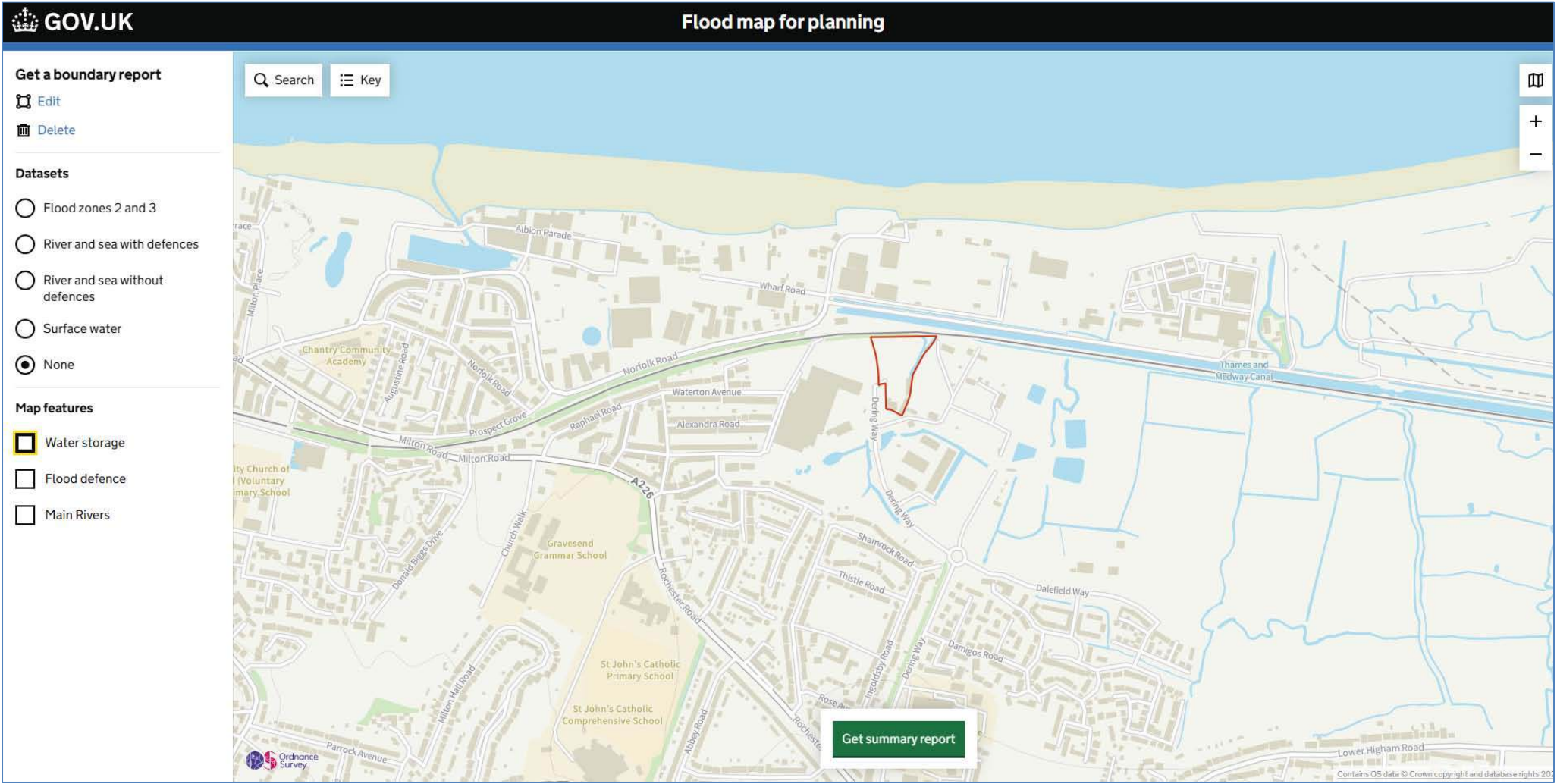
APPENDIX 1.A

Map	Source
<u>SITE LOCATION</u>	OpenStreetMap, Obtained 18.07.25



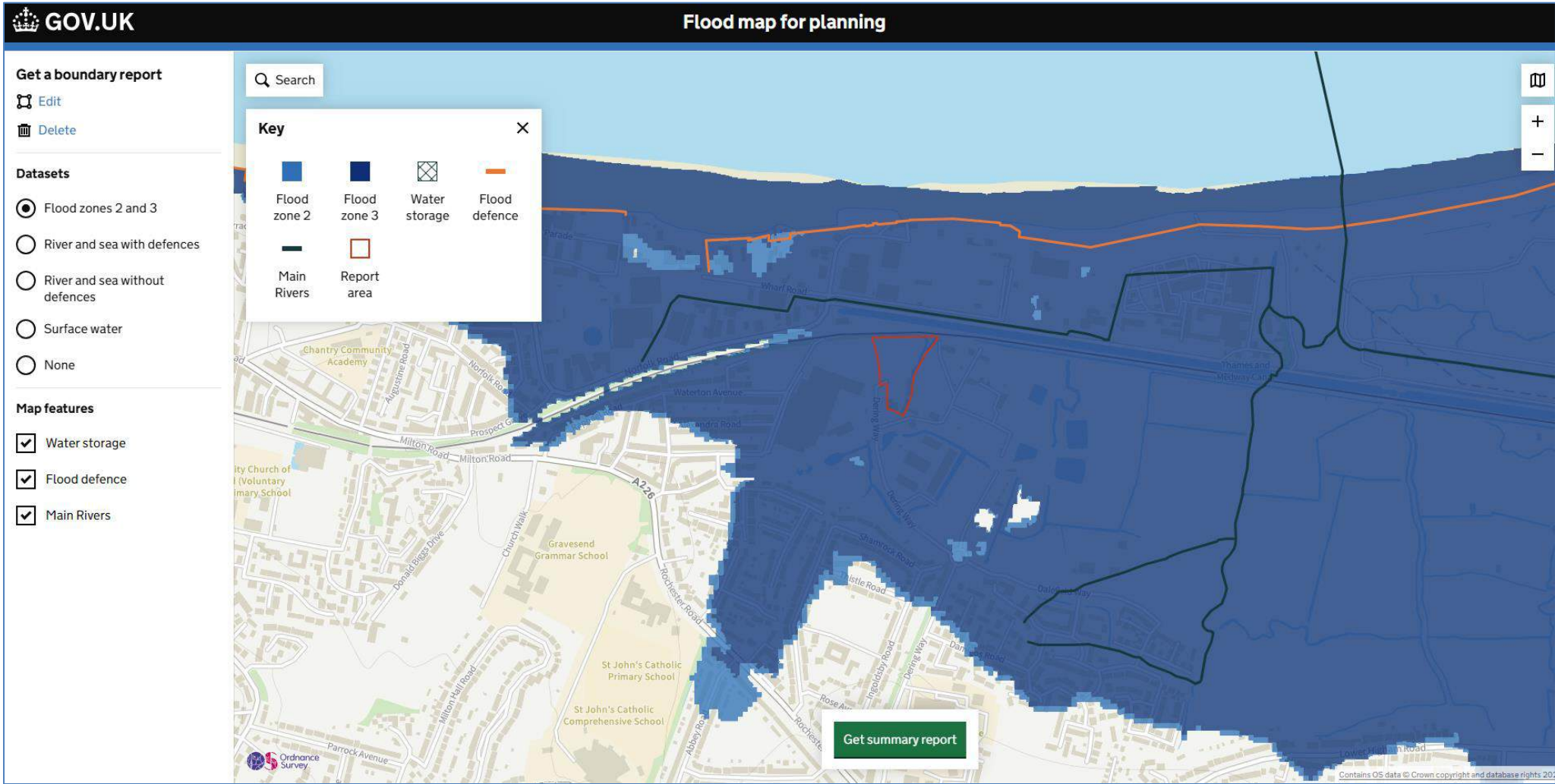
APPENDIX 1.B

Map	Source
<u>SITE LOCATION</u>	Environment Agency, Obtained 18.07.25



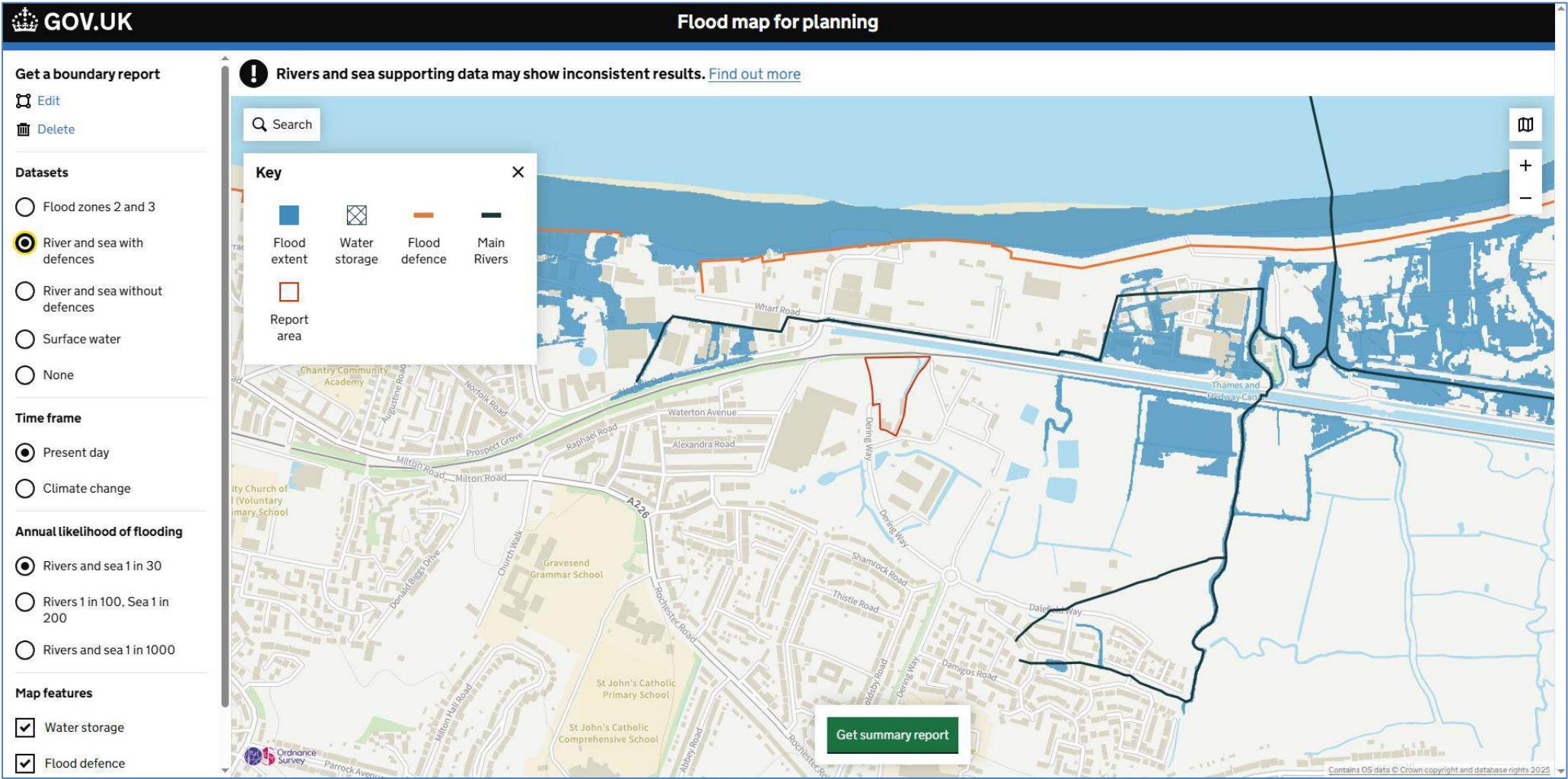
APPENDIX 1.C

Map	Source
<u>FLOOD ZONE EXTENTS</u>	Environment Agency, Obtained 18.07.25



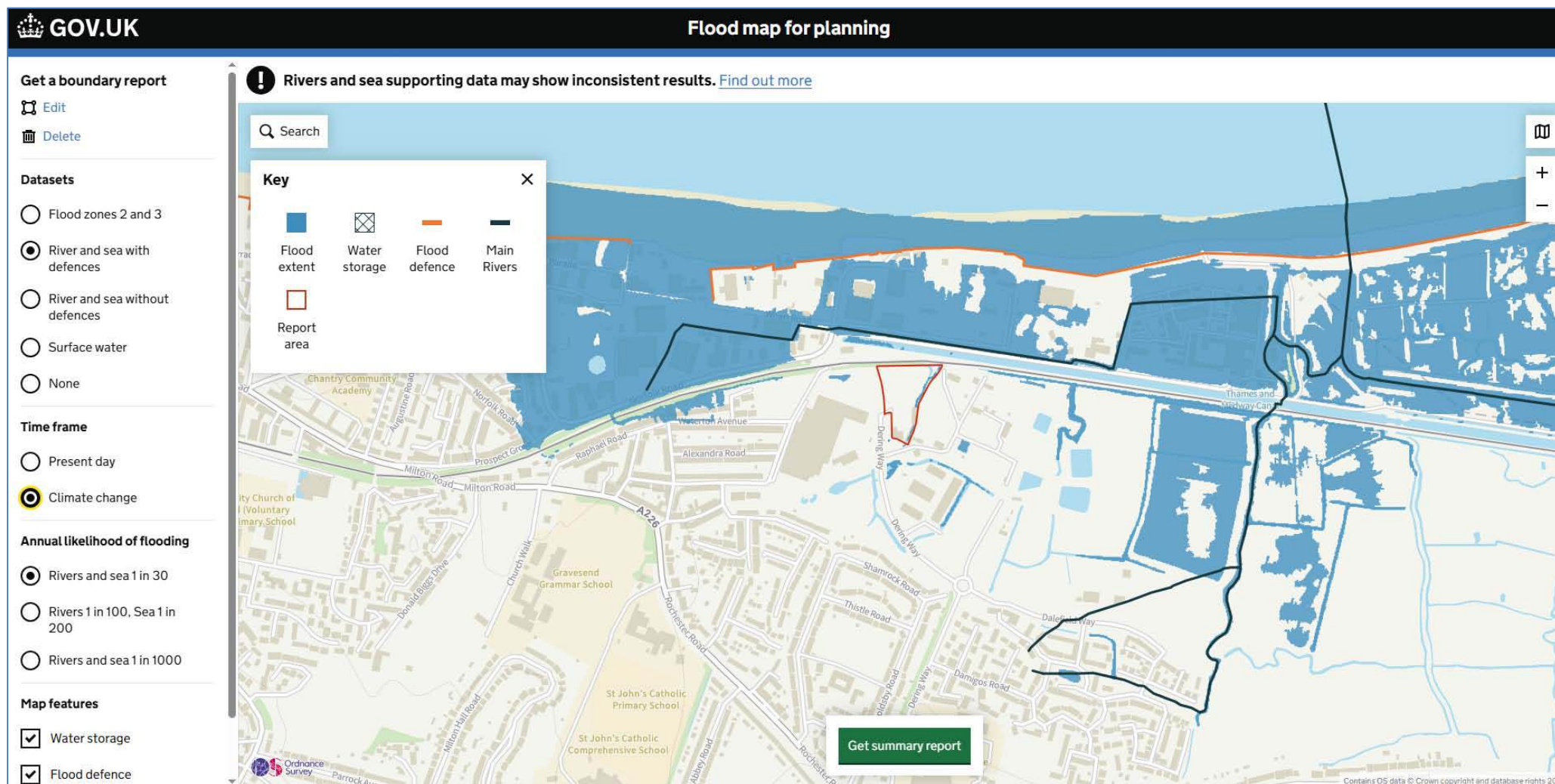
APPENDIX 1.D

Long Term Flood Risk	Condition	Scenario	Event	Source
RIVERS OR THE SEA (Extent of Flooding)	DEFENDED	PRESENT DAY	1 IN 30 EVENT	Environment Agency, Obtained 18.07.25



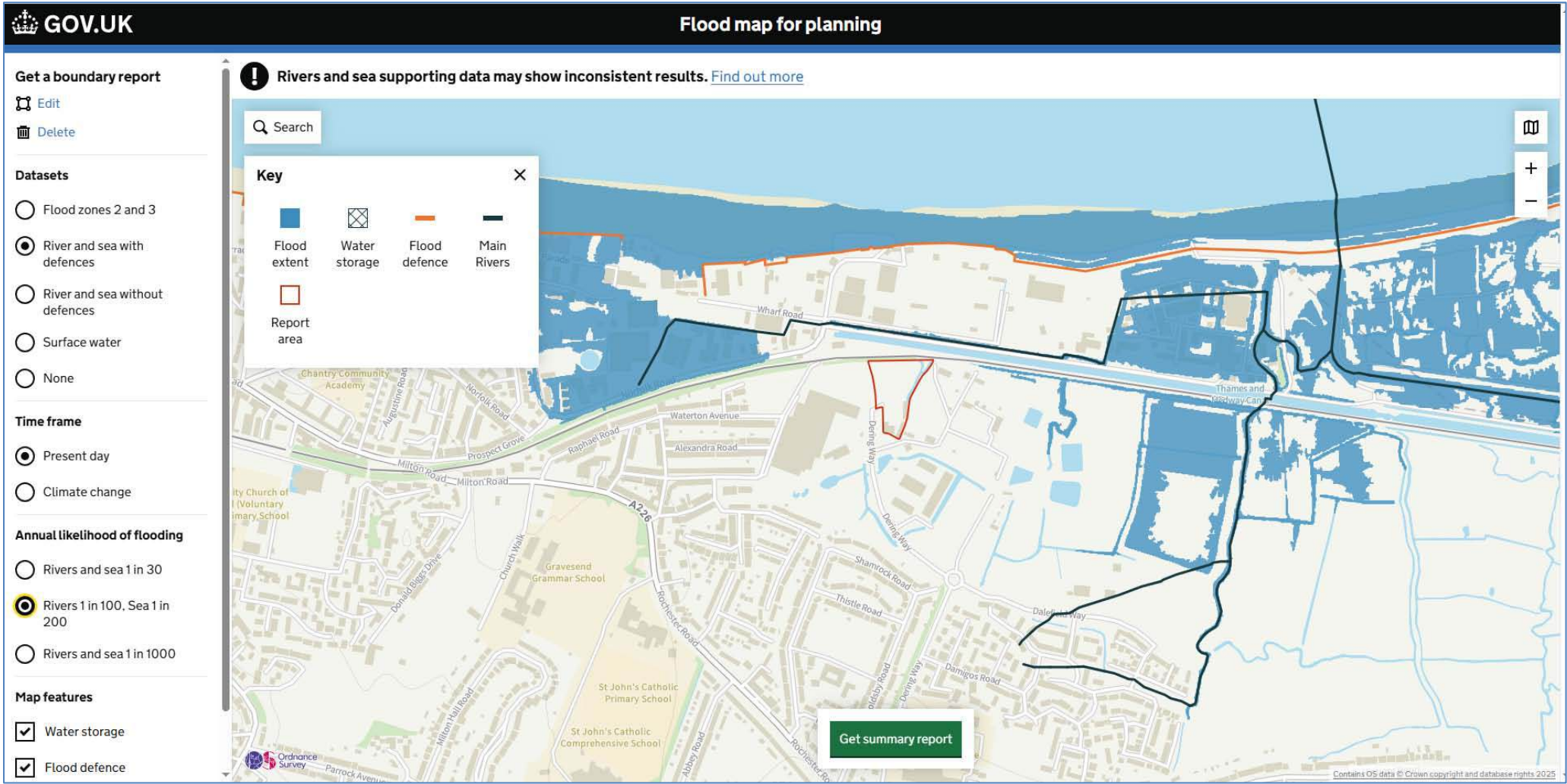
APPENDIX 1.E

Long Term Flood Risk	Condition	Scenario	Event	Source
<u>RIVERS OR THE SEA</u> (Extent of Flooding)	DEFENDED	+ CLIMATE CHANGE	1 IN 30 EVENT	Environment Agency, Obtained 18.07.25



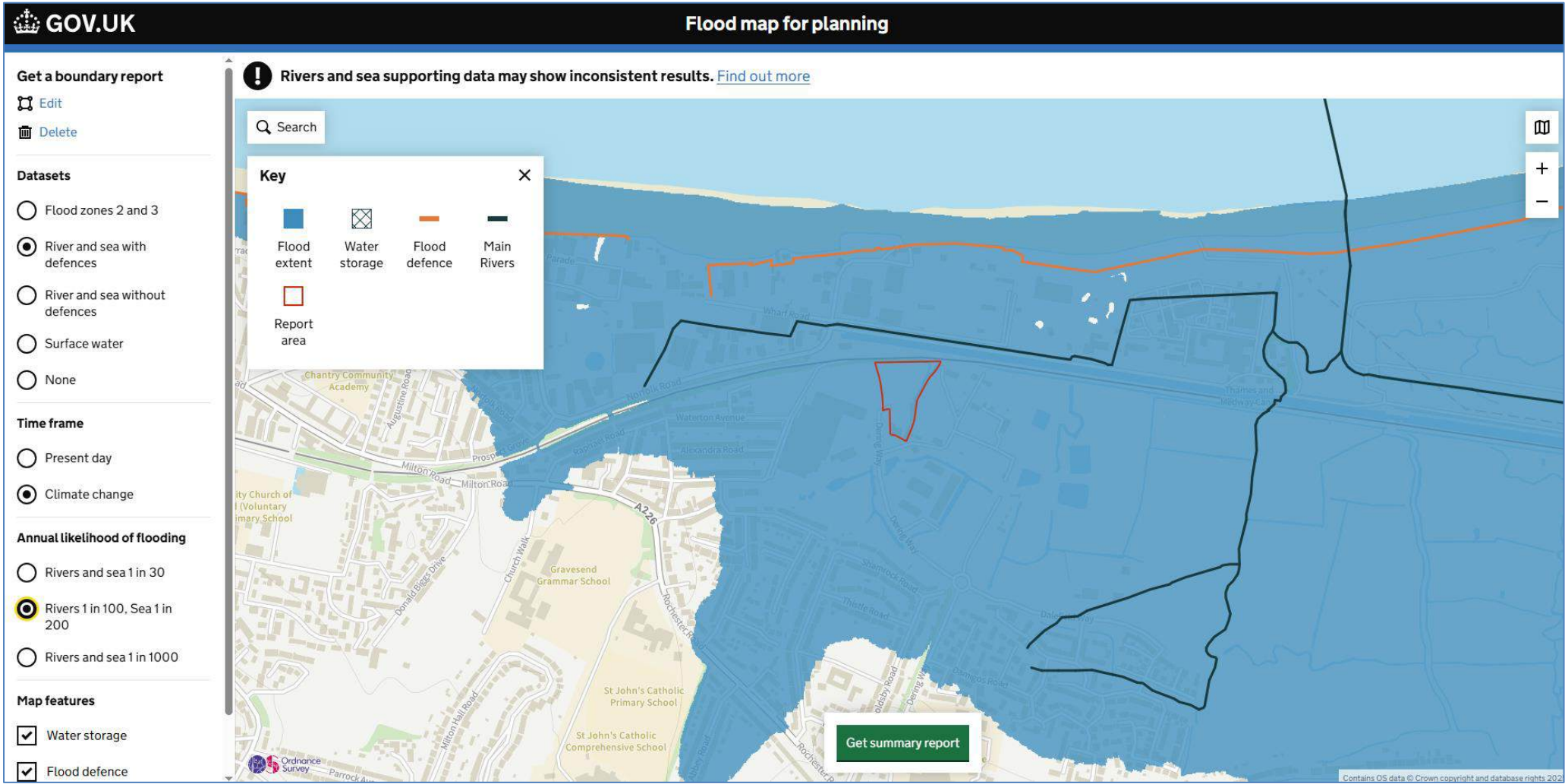
APPENDIX 1.F

Long Term Flood Risk	Condition	Scenario	Event	Source
RIVERS OR THE SEA (Extent of Flooding)	DEFENDED	PRESENT DAY	RIVERS - 1 IN 100 SEA - 1 IN 200	Environment Agency, Obtained 18.07.25



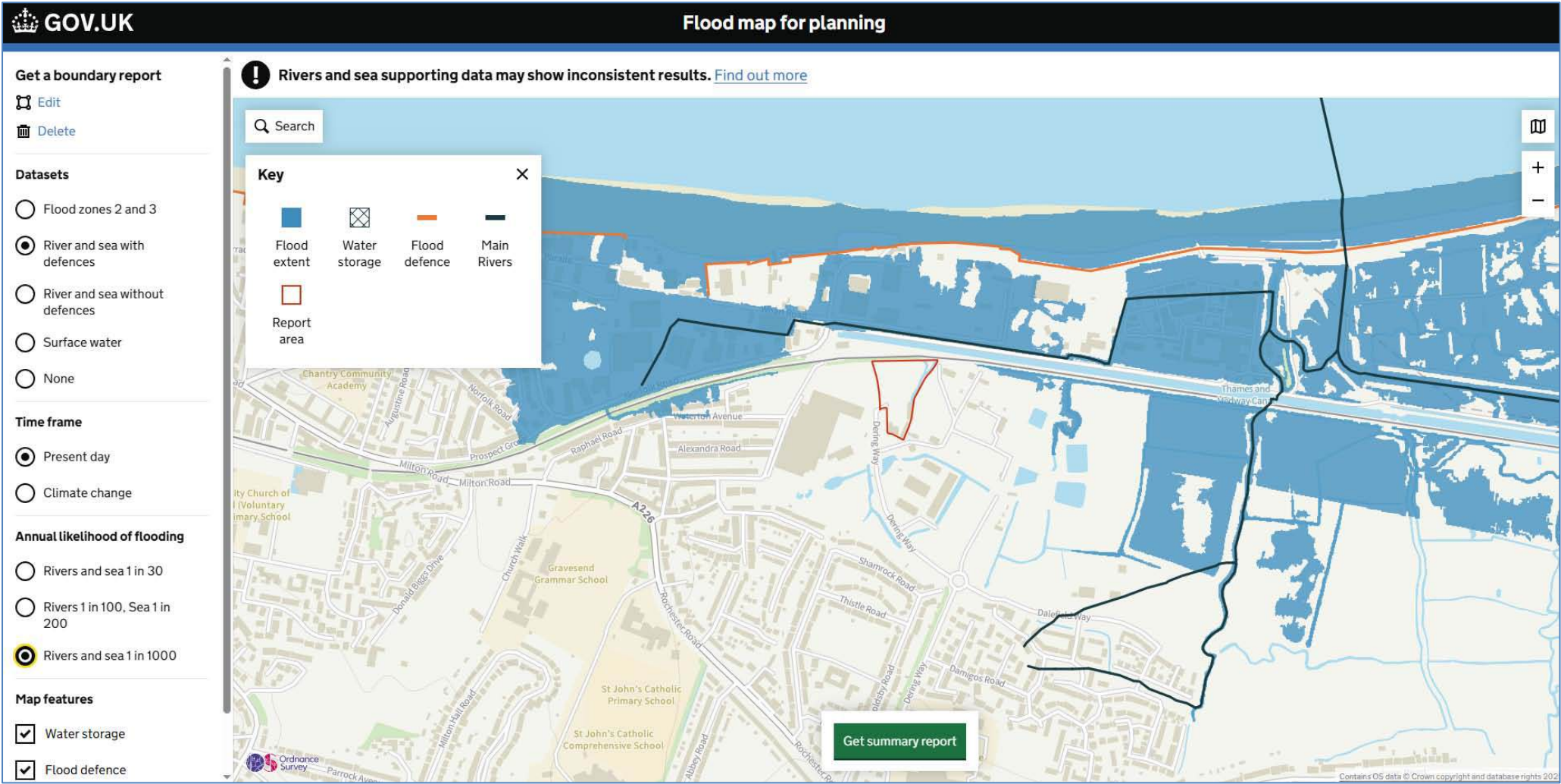
APPENDIX 1.G

Long Term Flood Risk	Condition	Scenario	Event	Source
RIVERS OR THE SEA (Extent of Flooding)	DEFENDED	+ CLIMATE CHANGE	RIVERS - 1 IN 100 SEA - 1 IN 200	Environment Agency, Obtained 18.07.25



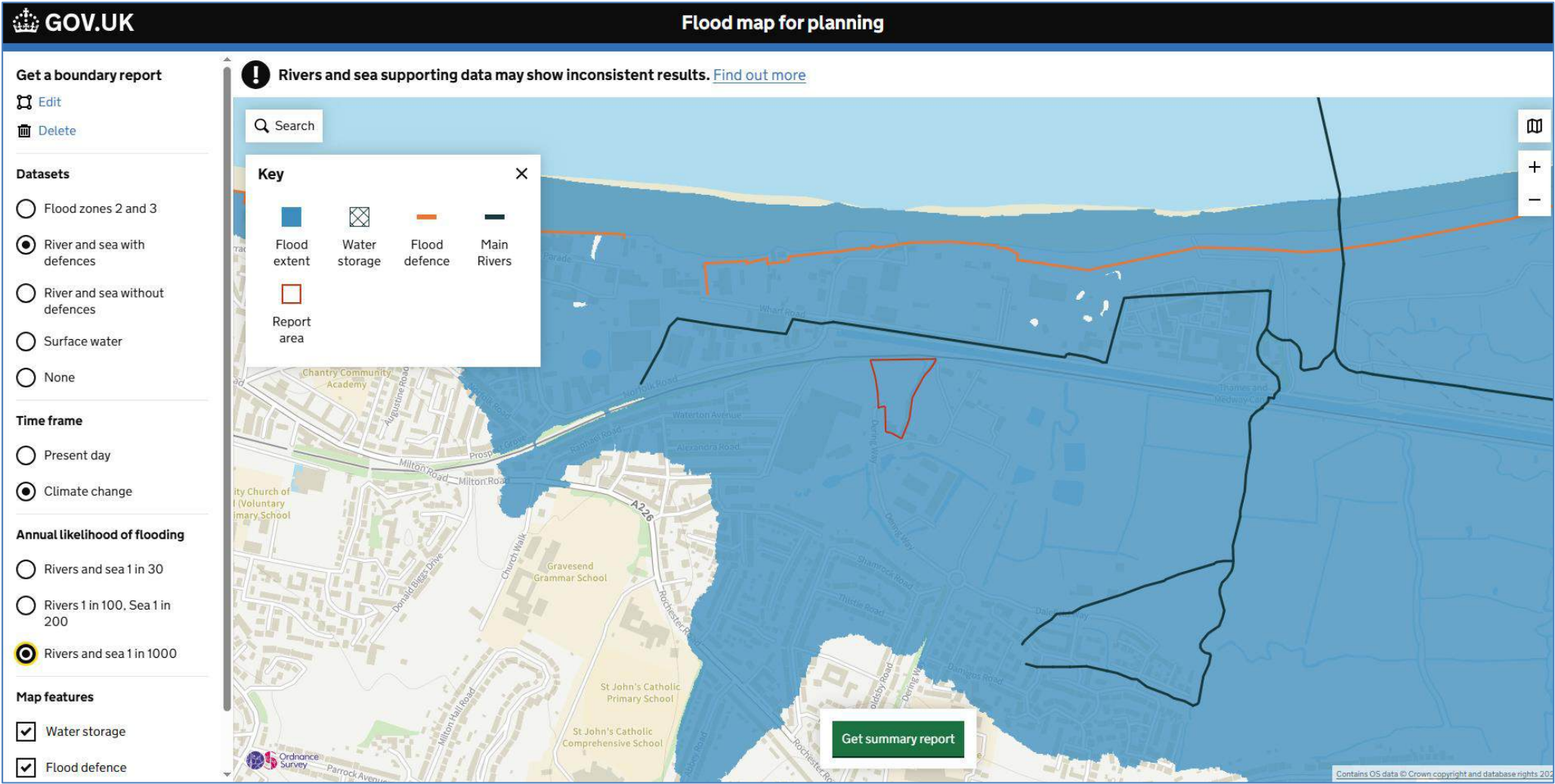
APPENDIX 1.H

Long Term Flood Risk	Condition	Scenario	Event	Source
RIVERS OR THE SEA (Extent of Flooding)	DEFENDED	PRESENT DAY	1 IN 1000	Environment Agency, Obtained 18.07.25



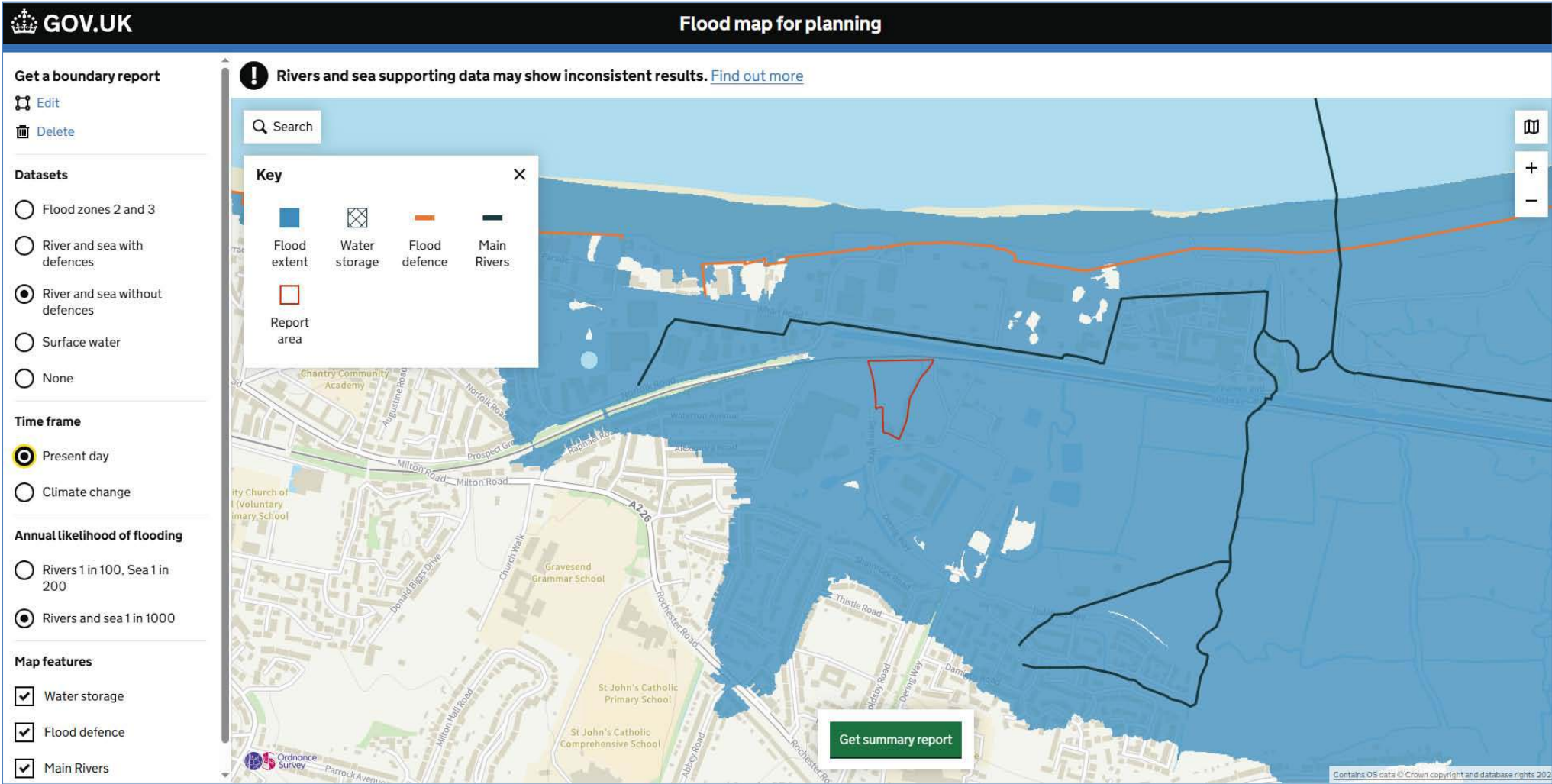
APPENDIX 1.1

Long Term Flood Risk	Condition	Scenario	Event	Source
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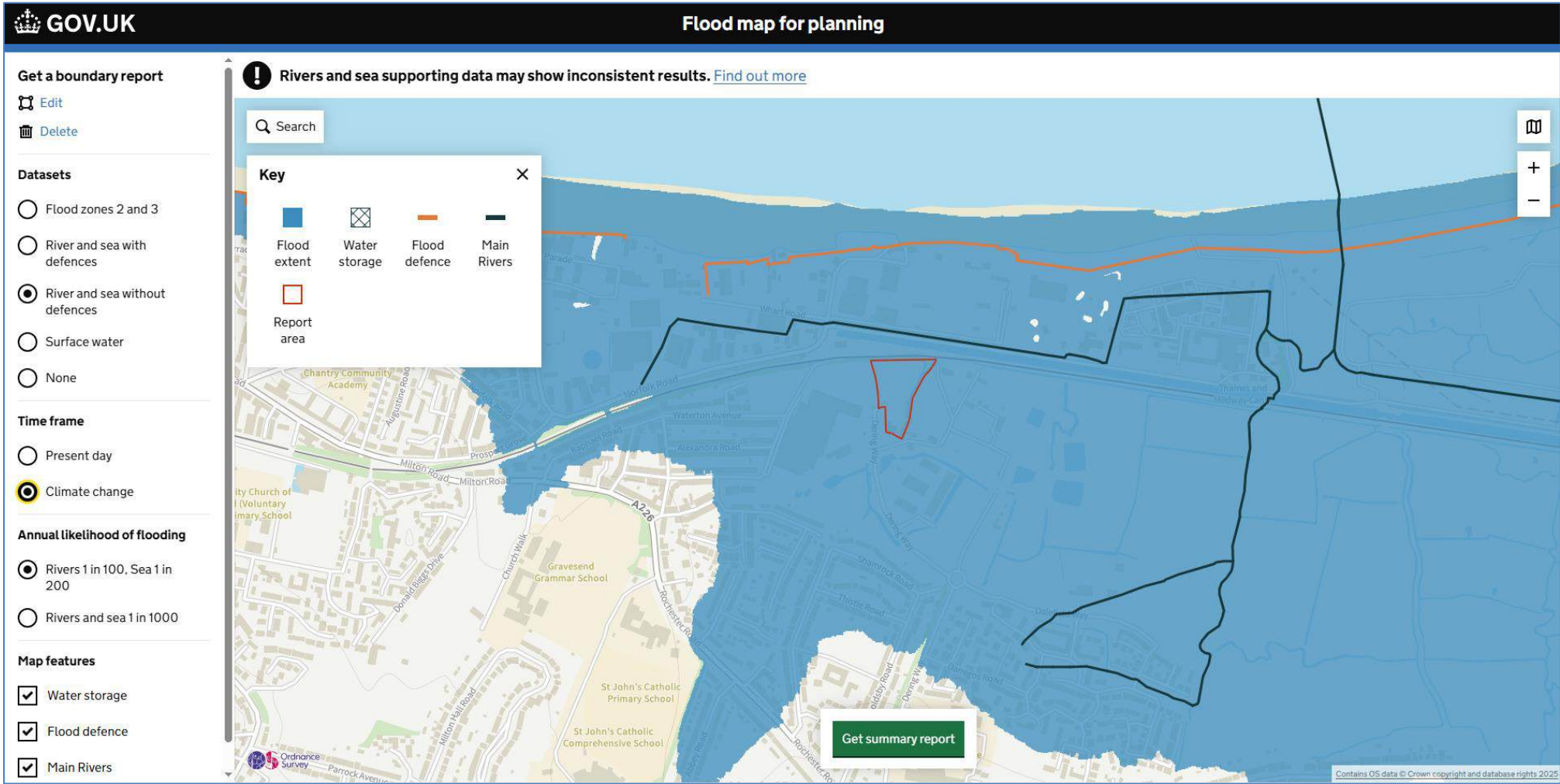
APPENDIX 1.J

Long Term Flood Risk	Condition	Scenario	Event	Source
RIVERS OR THE SEA (Extent of Flooding)	UNDEFENDED	PRESENT DAY	RIVERS - 1 IN 100 SEA - 1 IN 200	Environment Agency, Obtained 18.07.25



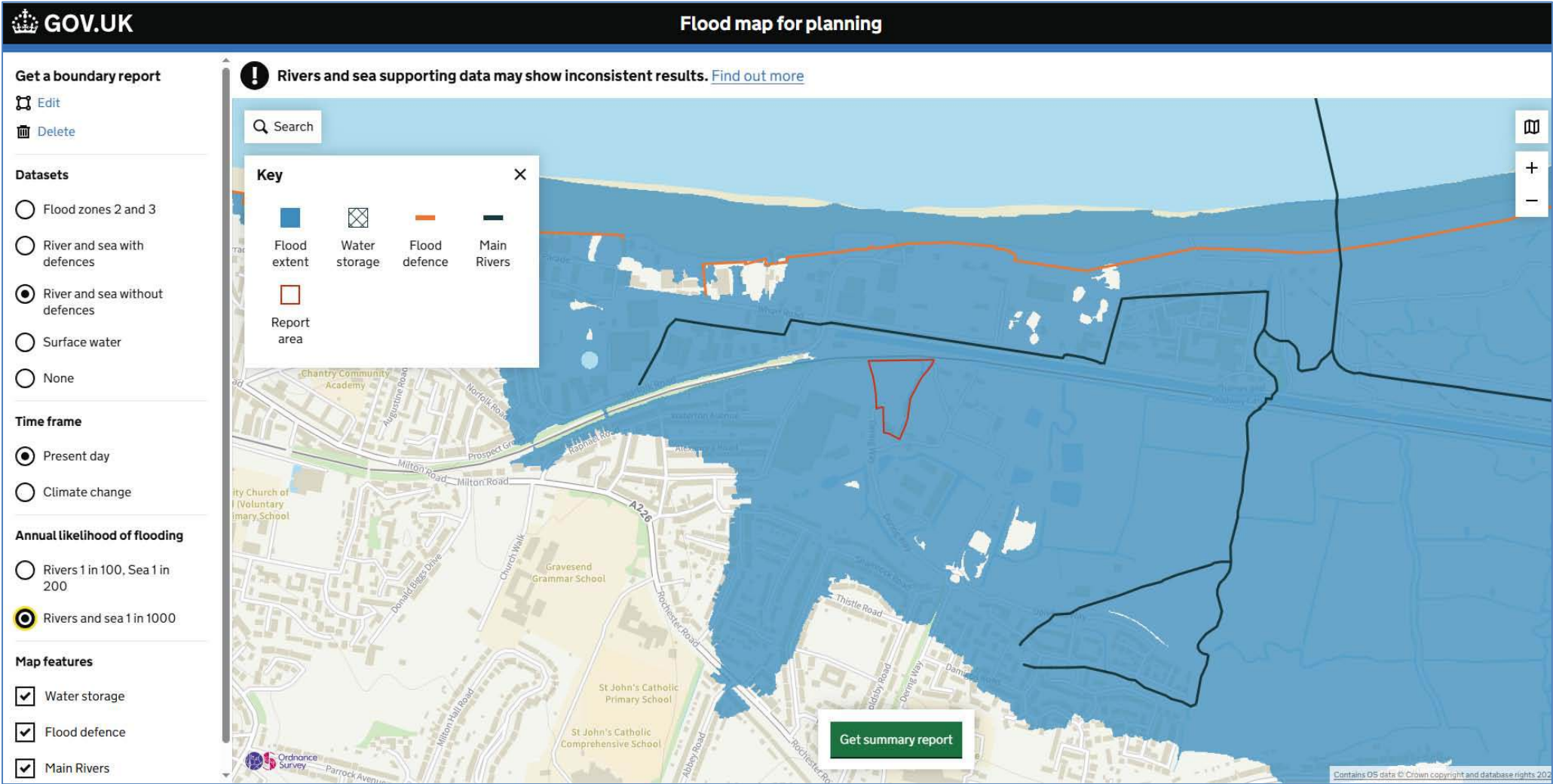
APPENDIX 1.K

Long Term Flood Risk	Condition	Scenario	Event	Source
RIVERS OR THE SEA (Extent of Flooding)	UNDEFENDED	+ CLIMATE CHANGE	RIVERS - 1 IN 100 SEA - 1 IN 200	Environment Agency, Obtained 18.07.25



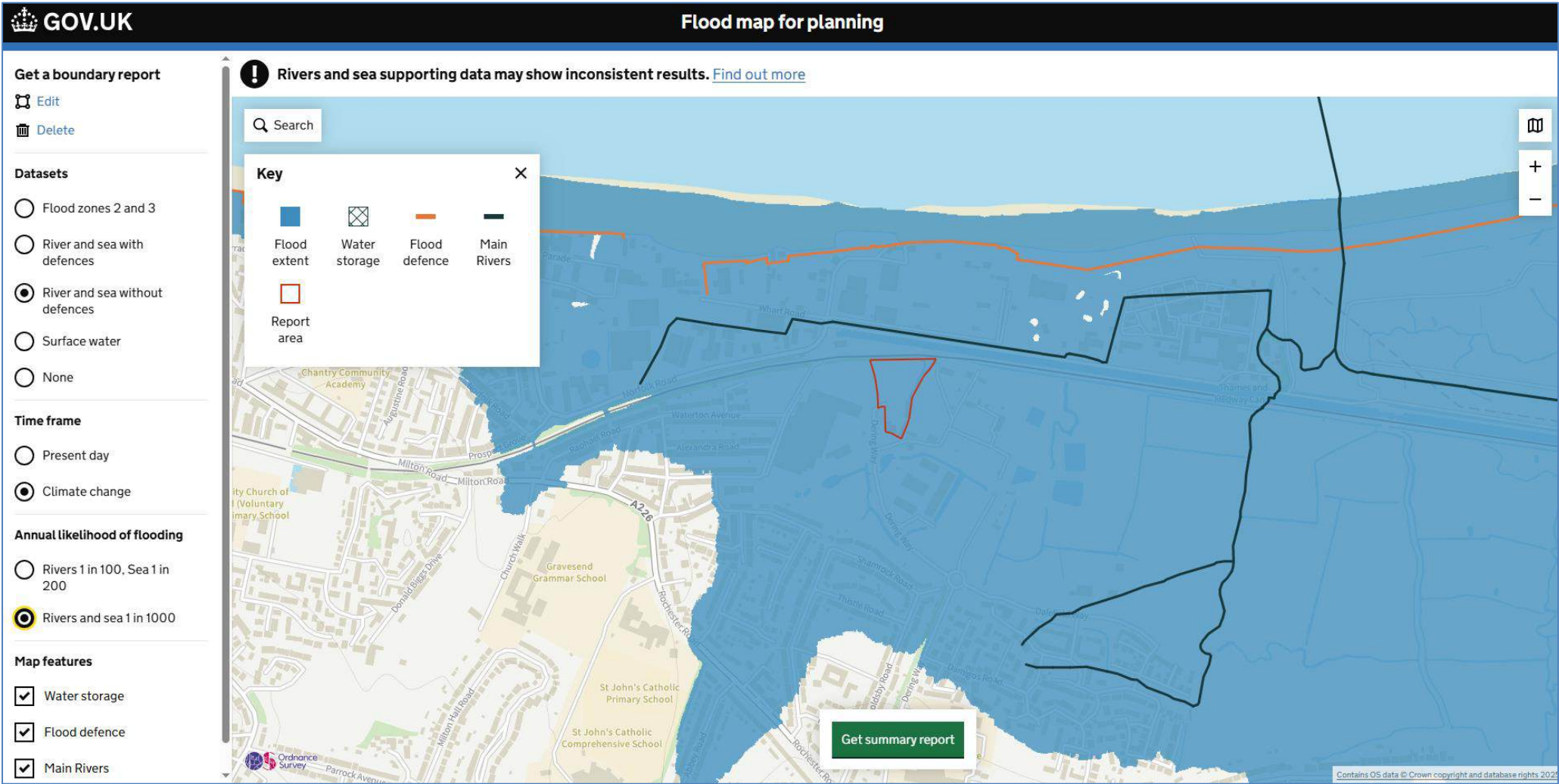
APPENDIX 1.L

Long Term Flood Risk	Condition	Scenario	Event	Source
RIVERS OR THE SEA (Extent of Flooding)	UNDEFENDED	PRESENT DAY	1 IN 1000	Environment Agency, Obtained 18.07.25



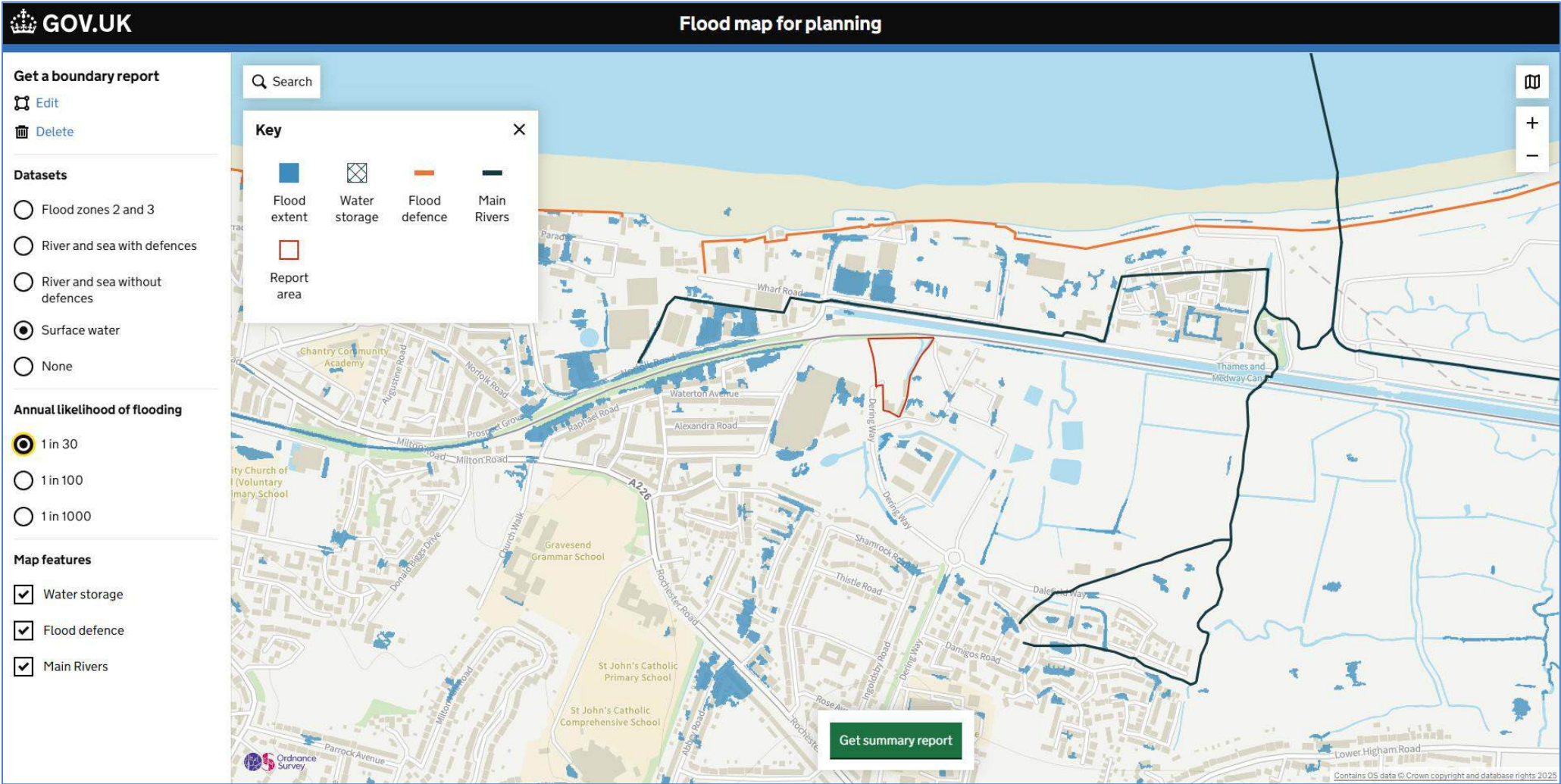
APPENDIX 1.M

Long Term Flood Risk	Condition	Scenario	Event	Source
RIVERS OR THE SEA (Extent of Flooding)	UNDEFENDED	+ CLIMATE CHANGE	1 IN 1000	Environment Agency, Obtained 18.07.25



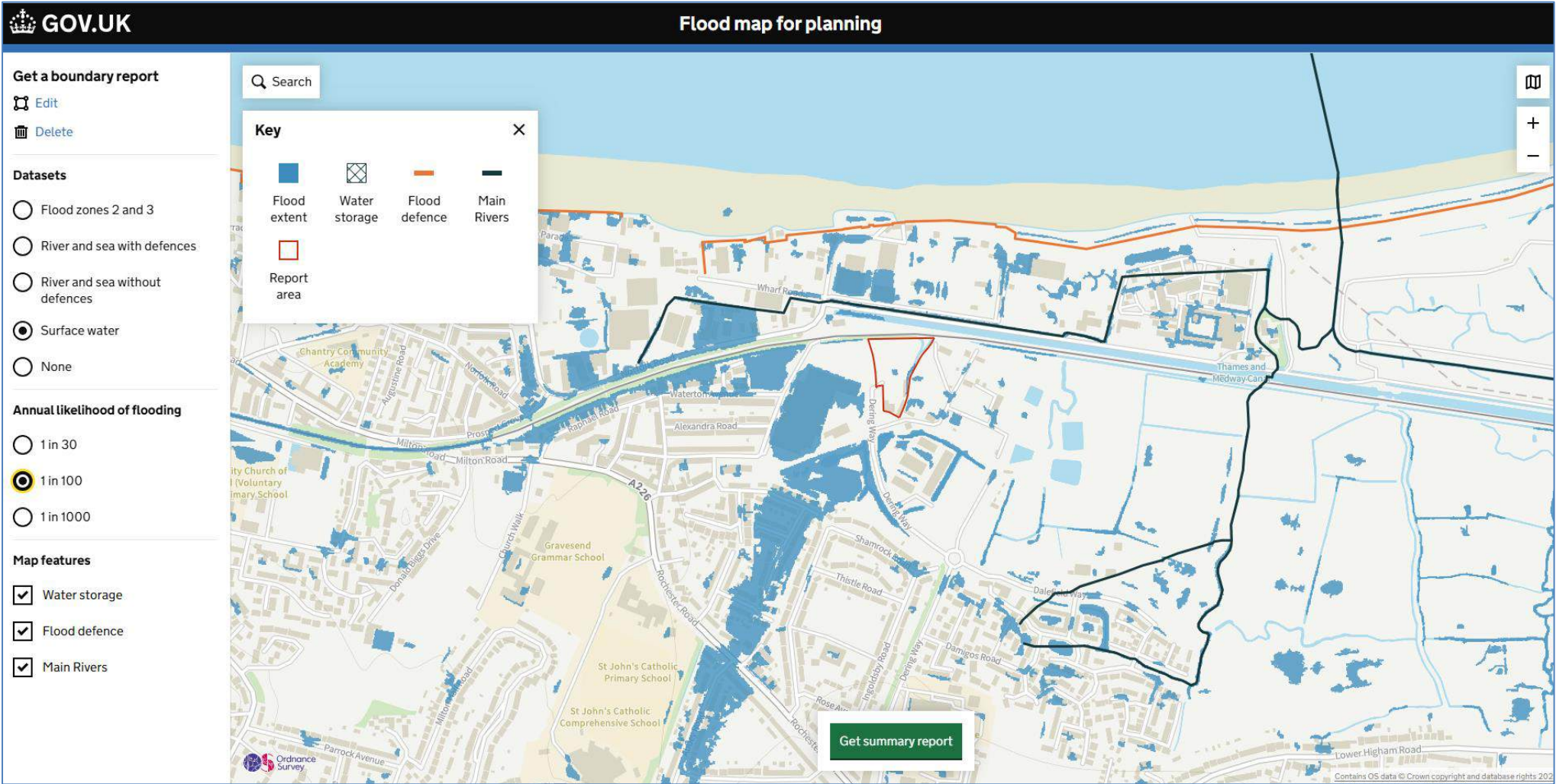
APPENDIX 1.N

Long Term Flood Risk	Event	Source
<u>SURFACE WATER</u> (Extent of Flooding)	1 IN 30	Environment Agency, Obtained 18.07.25



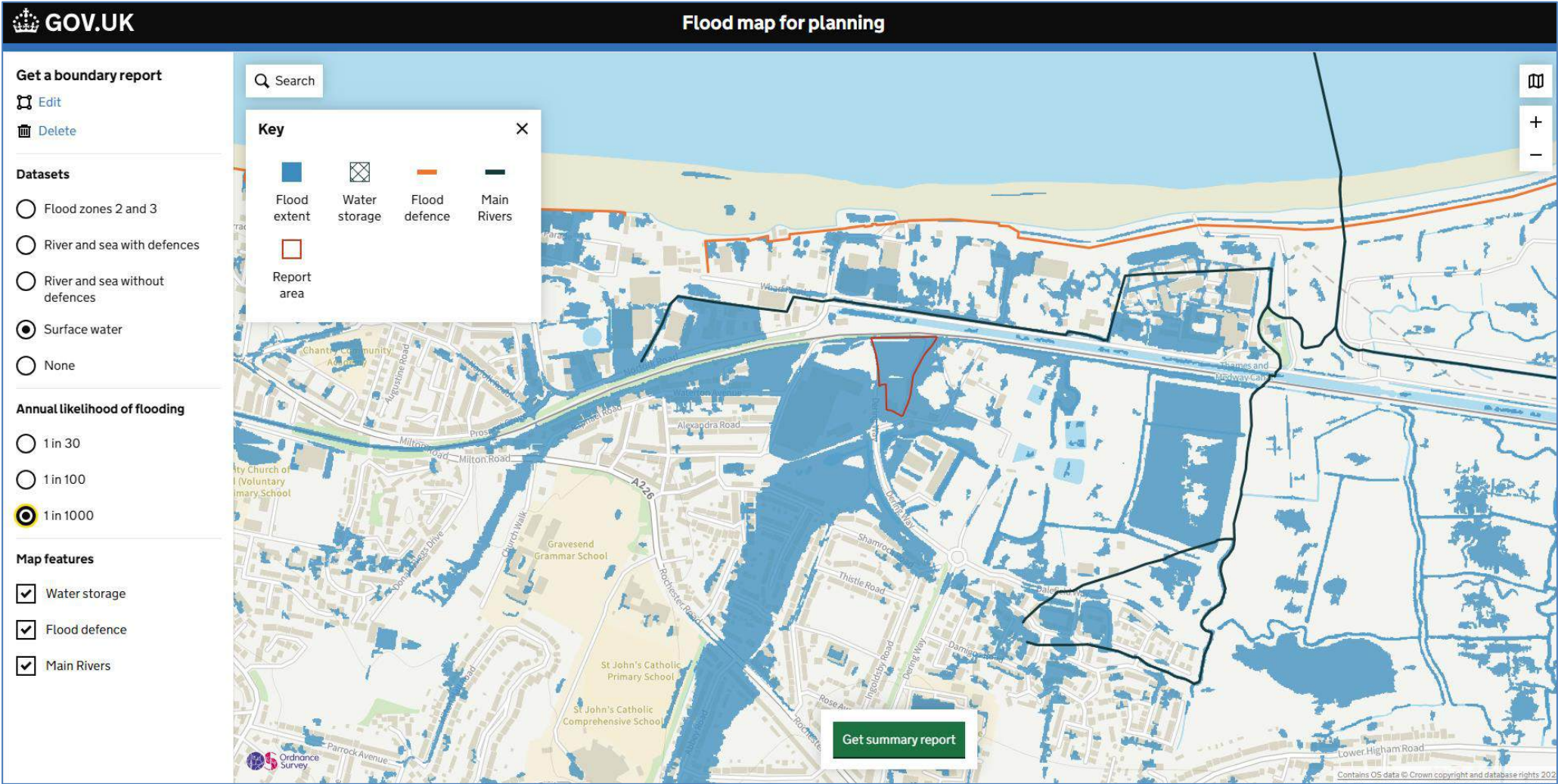
APPENDIX 1.0

Long Term Flood Risk	Event	Source
<u>SURFACE WATER</u> (Extent of Flooding)	1 IN 100	Environment Agency, Obtained 18.07.25



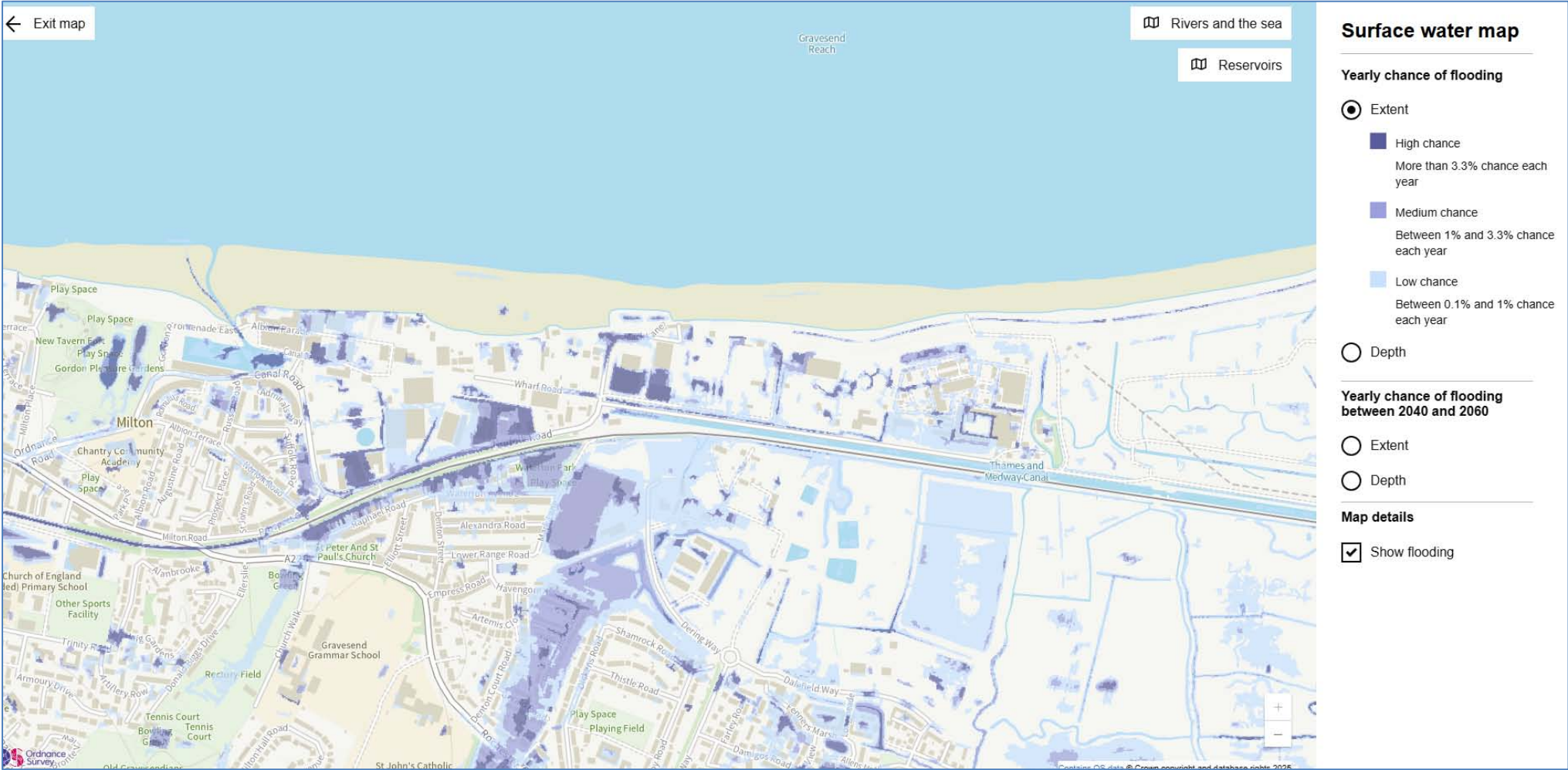
APPENDIX 1.P

Long Term Flood Risk	Event	Source
<u>SURFACE WATER</u> (Extent of Flooding)	1 IN 1000	Environment Agency, Obtained 18.07.25



APPENDIX 1.Q

Long Term Flood Risk	Event	Source
SURFACE WATER (Extent of Flooding)	YEARLY CHANCE OF FLOODING (CURRENT DATE)	Environment Agency, Obtained 03.10.25



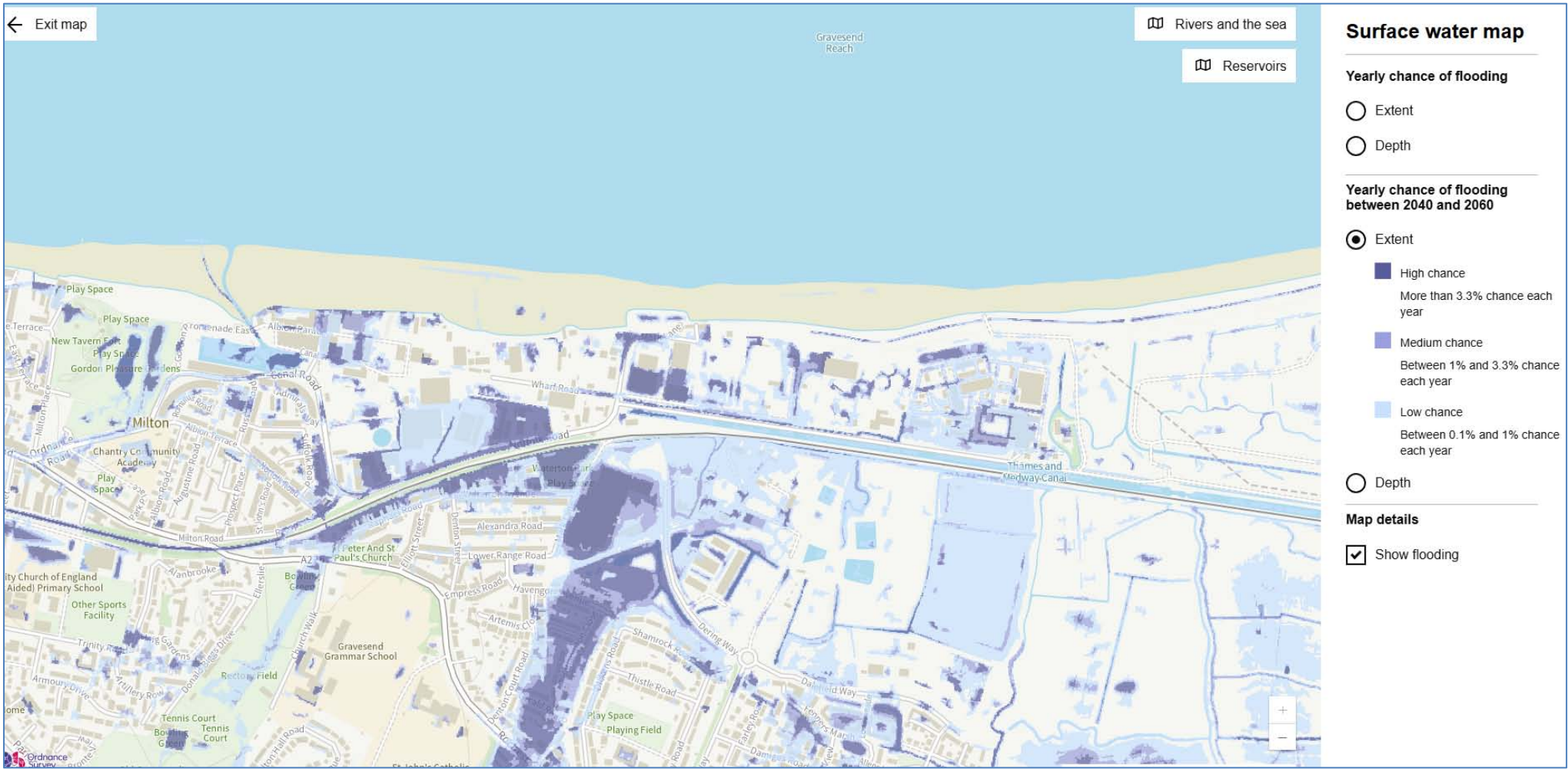
APPENDIX 1.R

Long Term Flood Risk	Event	Source
<u>SURFACE WATER</u> (Depth of Flooding)	YEARLY CHANCE OF FLOODING (CURRENT DATE) UP TO GIVEN DEPTHS	Environment Agency, Obtained 03.10.25 https://check-long-term-flood-risk.service.gov.uk/map#

	Surface water flood depth				Legend
	To 20cm (8 inches)	To 30cm (1 foot)	To 60cm (2 foot)	To 90cm (3 foot)	
Map Images for current climate					Surface water map Yearly chance of flooding Extent Depth High chance More than 3.3% chance each year Medium chance Between 1% and 3.3% chance each year Low chance Between 0.1% and 1% chance each year Yearly chance of flooding between 2040 and 2060 Extent Depth Map details ☒ Show flooding
Summary	Each year, there is a <u>low chance</u> (between 0.1% and 1%) that <u>the majority of the site will flood to a depth of 30cm (1ft)</u> or more.	Each year, there is a <u>low chance</u> (between 0.1% and 1%) that <u>the majority of the site will flood to a depth of 30cm (1ft)</u> or more.	Each year, there is a <u>low chance</u> (between 0.1% and 1%) that <u>the majority of the site will flood to a depth of 60cm (2ft)</u> or more.	Each year, there is a <u>low chance</u> (between 0.1% and 1%) that <u>the majority of the site will flood to a depth of 90cm (3ft)</u> or more.	

APPENDIX 1.S

Long Term Flood Risk	Event	Source
<u>SURFACE WATER</u> (Extent of Flooding)	YEARLY+CC CHANCE OF FLOODING (2040-2060)	Environment Agency, Obtained 03.10.25



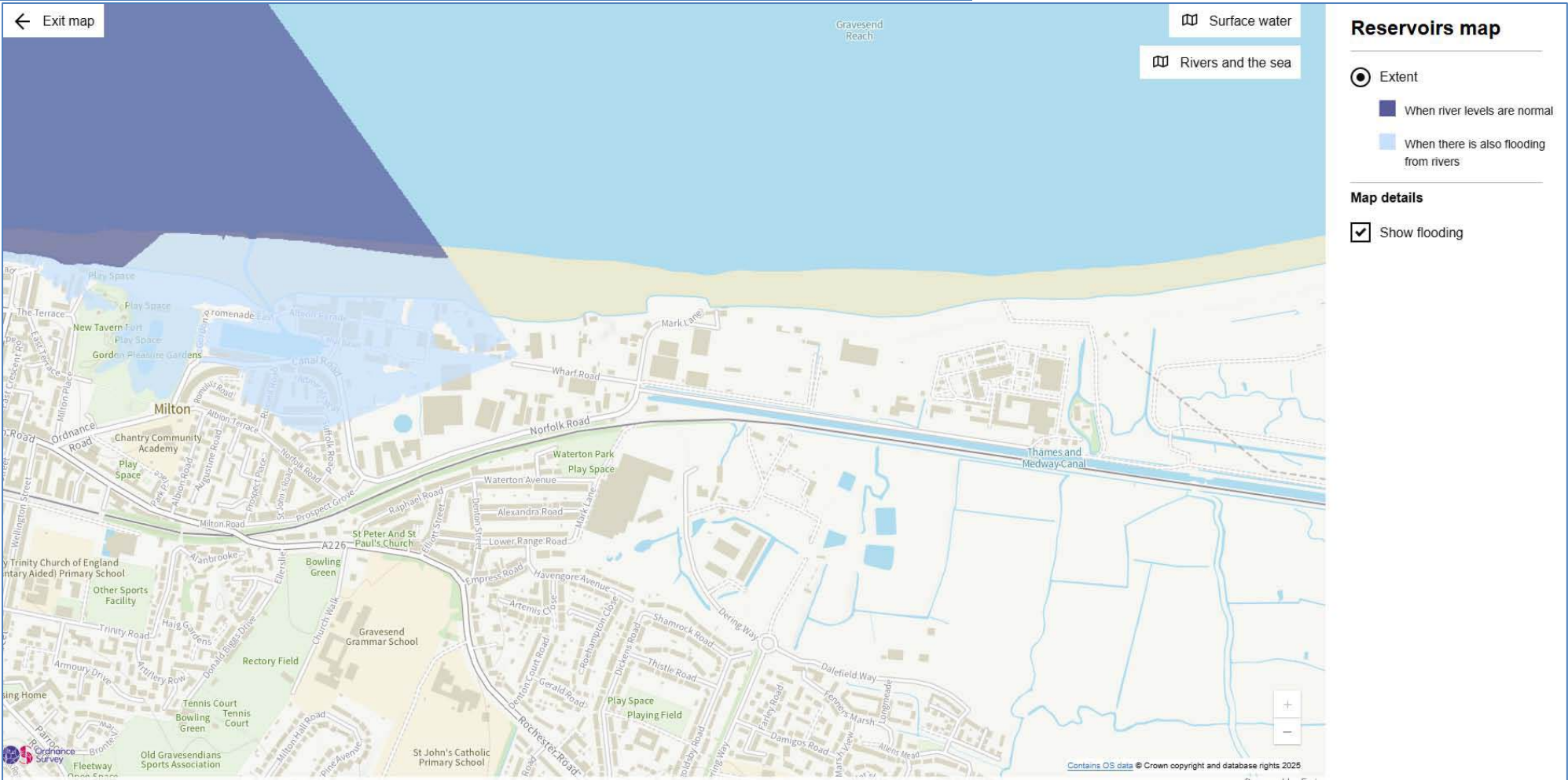
APPENDIX 1.T

Long Term Flood Risk	Event	Source	Source	Source
<u>SURFACE WATER</u> (Depth of Flooding)	YEARLY+CC CHANCE OF FLOODING (2040-2060) UP TO GIVEN DEPTHS	Environment Agency, Obtained 03.10.25 https://check-long-term-flood-risk.service.gov.uk/map#	Environment Agency, Obtained 03.10.25 https://check-long-term-flood-risk.service.gov.uk/map#	Environment Agency, Obtained 03.10.25 https://check-long-term-flood-risk.service.gov.uk/map#

	Surface water flood depth				Legend
	To 20cm (8 inches)	To 30cm (1 foot)	To 60cm (2 foot)	To 90cm (3 foot)	
Map Images for future climate 2040-2060 (CC)					Surface water map Yearly chance of flooding ☐ Extent ☒ Depth High chance More than 3.3% chance each year Medium chance Between 1% and 3.3% chance each year Low chance Between 0.1% and 1% chance each year Yearly chance of flooding between 2040 and 2060 ☐ Extent ☐ Depth Map details ☒ Show flooding
Summary	Each year, there is a <u>low chance</u> (between 0.1% and 1%) that <u>the majority of the site will flood to a depth of 30cm (1ft) or more</u>, and a <u>medium chance</u> of flooding to this depth along the eastern dykes. Comparison: The situation is observed to demonstrate a minor uplift in total site coverage and medium chance of flooding to boundary dykes (these do not constitute part of the developed area).	Each year, there is a <u>low chance</u> (between 0.1% and 1%) that <u>the majority of the site will flood to a depth of 30cm (1ft) or more</u>. Some small areas along the eastern dykes have a <u>medium chance</u> of flooding to this depth. Comparison: The situation is observed to demonstrate a minor uplift in total site coverage and medium chance of flooding to boundary dykes (these do not constitute part of the developed area).	Each year, there is a <u>low chance</u> (between 0.1% and 1%) that <u>the majority of the site will flood to a depth of 60cm (2ft) or more</u>. Comparison: The situation is observed to demonstrate a minor uplift in total site coverage, primarily to the upper (northern) part of the land is observed.	Each year, there is a <u>low chance</u> (between 0.1% and 1%) that <u>the majority of the site will flood to a depth of 90cm (3ft) or more</u>. Comparison: The situation is observed to be much the same as the current climate with some increased chance of flooding to the northern and central parts of the land.	

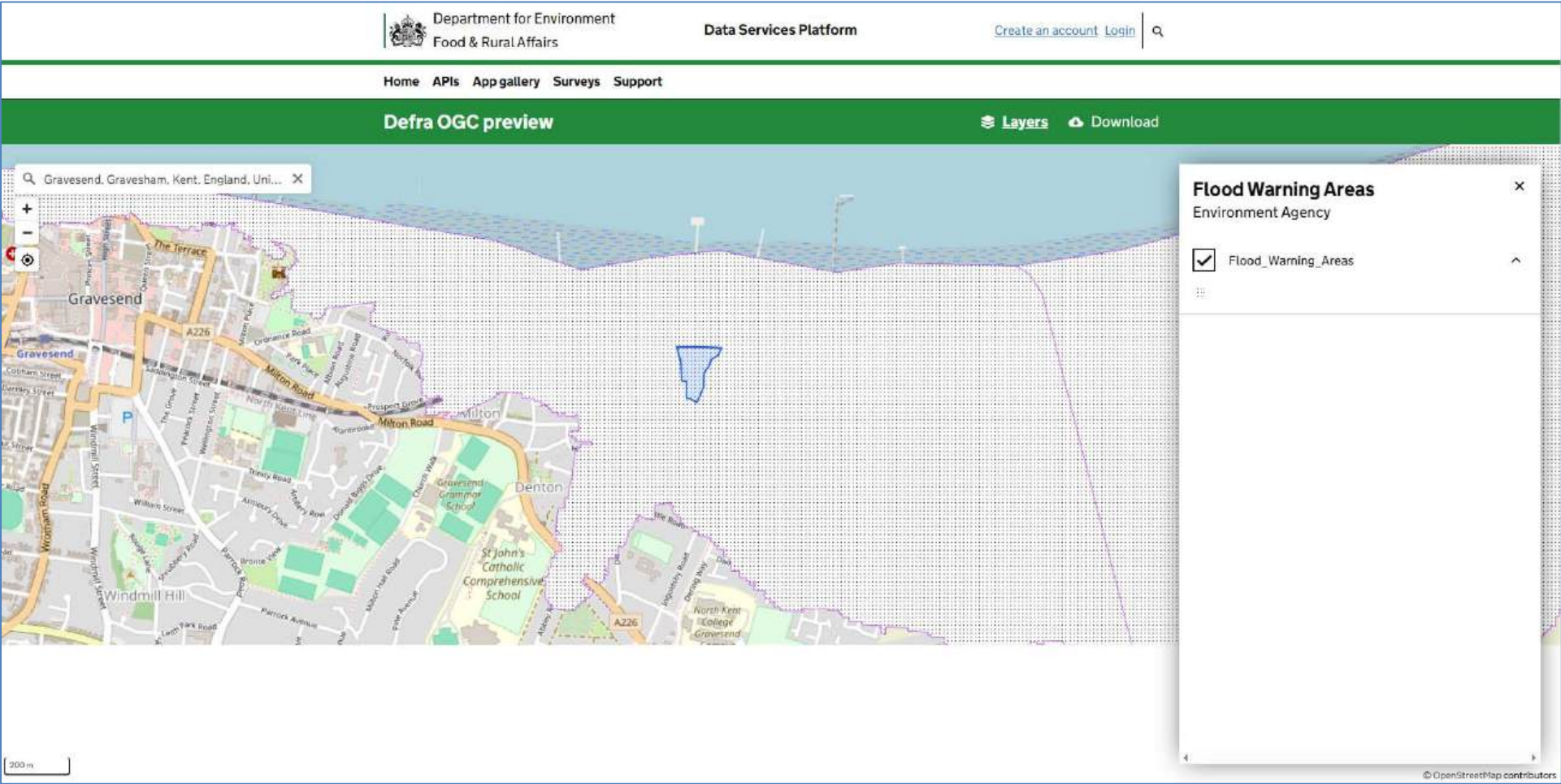
APPENDIX 1.U

Long Term Flood Risk	Event	Source
RESERVOIR (Extent of Flooding)	YEARLY CHANCE OF FLOODING (CURRENT DATE)	Environment Agency, Obtained 03.10.25 https://check-long-term-flood-risk.service.gov.uk/map#



APPENDIX 1.V

Map	Source
OGC MAP SHOWING EA FLOOD WARNING AREA AND SITE LOCATION	DEFRA, Obtained 18.07.25



Flood Response Plan

FRP/DW/0325

DERING INDUSTRIAL ESTATE, DERING WAY, GRAVESEND, KENT, DA12 2FP

BY JANINE MUSTAFA, LANGLEYS CHARTERED SURVEYORS

DATED: 08.10.2025

1.0 Purpose

1.1 The purpose of this Plan is:

1. To provide a clear procedure for site users if the Environment Agency issues a flood warning for the Gravesend area, including the application site, and
2. to minimise risk of life, property, and the environment.

2.0 Flood Warning Service

2.1 The Environment Agency provides a free flood warning service for this area. The relevant warning areas include the Lower Thames and North Kent Marshes (Tidal) region.

Table 1 Flood Alert Levels and Action Requirements

Type of Alert	Meaning	Action Required
Flood Alert	Flooding is possible – be prepared	Monitor EA updates and review readiness to suspend operations. Check that vehicles and containers can be relocated to a location outside of the flood plain, or to higher ground within the site.
Flood Warning	Flooding is expected – immediate action required	Cease operations. Implement evacuation and secure hazardous materials.
Severe Flood Warning	Severe flooding, danger to life	Evacuate immediately. Contact Emergency Services if assistance is needed.
All Clear	Flood warnings no longer in force	Return to site only when declared safe by EA.

2.2 To register the following link and telephone service may be used:

www.gov.uk/sign-up-for-flood-warnings

Floodline: 0345 988 1188

3.0 Flood Response Responsibilities

3.1 The following roles and responsibilities will be allocated:

Table 2 Roles and Responsibilities

Role	Responsibilities (short list)
Site Manager / Lead Tenant	• Maintain the flood response plan • Organisation and coordination of flood procedures; • Register to EA Flood Warning Service; • coordinate evacuations; • Reviewing the FMP and FRP; • Site safety procedures in the event of a flood; • Hold a set of keys for both main gates so that they may be locked by this individual in the event of a Flood Warning.
Tenants / Occupiers	• Maintain updated emergency contact details; • Ensure staff are familiar with flood procedures; • Relocate vehicles and equipment when warnings are issued; • Maintain FRA signage.
Contractors / Visitors	• Comply with instructions from the Site Manager; • Leave the site promptly upon notification of a flood warning.

3.2 Prime responsibilities lie with the **Site Manager/Lead Tenant**, who will be named in the Flood Response Plan Responsibility Statement (Page 7). They will be responsible for the following tasks:

1. Registering the site with EA’s flood warning service;

2. Maintain the FRA and FMP, including the availability of at least one hard copy in a secure location at the site that is known by the tenants of each rented plot;
3. Organising and communicating flood procedures (including evacuation procedures to site tenants);
4. Routinely reviewing the FMP in accordance with the Review Sheet provided on page 7 and initiating any necessary amendments to it;
5. Ensuring that all necessary equipment is available and installed on site in accordance with the FRA (e.g. container ground anchors; bunded containers for hazardous materials, etc.);
6. On receipt of a Flood Warning, communicating with all tenants to evacuate the site within 30 minutes of a flood warning being received;
7. Visit the site within 1 hour of the flood warning being received and:
 - a. check that all plot gates have been closed
 - b. check that the site has been fully evacuated. If not, ensure that all persons leave the site immediately via the main gates on Dering Way.
 - c. Lock the main gates to prevent re-entry and then leave the site;
 - d. Do not return to the site until the All Clear has been issued by the Environment Agency.

3.3 The **managers of each plot** will be responsible for the following tasks once a flood warning is communicated to them:

1. Cease all loading/unloading and vehicle movements;
2. Shut down electrical equipment and secure any fuel storage within bunded containers;

3. Move vehicles, plant, and portable materials to higher ground or the access road, or outside of the flood zone if possible/safe to do so.
4. Ensure that all persons leave the site immediately via the main gates on Dering Way.
5. Close plot gate to prevent re-entry.
6. Confirm all staff are accounted for, or that their plot is completely empty before leaving. Once safely evacuated, communicate this to the Site Manager/Lead Tenant.
7. Do not return to the site until the Environment Agency issues an All Clear, communicated via the Site Manager/Lead Tenant.

5.0 Emergency Contacts

5.1 The following emergency contacts should be referred to:

Table 3 **Emergency contacts for flood events**

Organisation	Contact	Purpose
Environment Agency Floodline	0345 988 1188	Flood warnings and advice
Emergency Services	999	Life-threatening emergencies
Gravesham Borough Council	01474 564422	Local flood response coordination
Langleys Chartered Surveyors	0208 298 1707	Information regarding this document
Utility Providers	Refer to site contracts	Disconnection of power/gas/water if required

2. Storage of Plan and Training

- 6.1 At least one copy of this Flood Response Plan must be kept in a secure location on each Plot in addition to the Site Manager's own copy. Each tenant must also keep an electronic copy of this document in a digital location that is may be accessed quickly and easily.
- 6.2 All staff members working at the site should receive annual familiarisation training.
- 6.3 Flood signage must remain legible and in place at all site entrances. This will be the responsibility of the tenants.

7.0 Review

- 7.1 This plan should be reviewed annually or following any major changes to the site layout, occupancy or Environment Agency flood warning procedure.

8.0 Further information

- 8.1 Should you find this document to be insufficient or require further information, please contact Janine Mustafa of this office at you earliest convenience.

janine@langleyscs.co.uk / 0208 298 1707

Flood Management Plan Responsibility Statement

Flood Management Plan Responsibility Statement

The **Site Manager** or **Lead Tenant** is responsible for the regular:

- 1. Registering the site with Environment Agency’s Flood Warning Service;
- 2. Maintenance of this hard copy of the FMP;
- 3. Organising and coordinating flood procedures with and to all tenants and staff members at Dering Industrial Estate;
- 4. Routinely managing evacuations in accordance with, and recording them in the Flood Warning Record Sheet;
- 5. Routinely reviewing the FMP and FRA and initiating any necessary amendments to them;
- 6. Ensuring that all necessary equipment is available and installed on site in accordance with the FRA and check on an annual basis, recording defects;

If the Site Manager or Lead Tenant is unable to enact these duties they should be carried out by a **reliable full time staff member** that is based at the site.

Declarations

I, _____
(the Site Manager or Lead Tenant
– delete as appropriate)
acknowledge the above
responsibilities.

Signed: _____

Dated: _____

I, _____
will carry out the above
responsibilities if this person is
unable to do so.

Signed: _____

Dated: _____

Plot: _____

Job Title: _____

Flood Warning Record Sheet

FLOOD WARNING RECEIVED			
Warning Level	Date	Time	By (Name)
			Print: _____ Sign: _____
EVACUATION PROCEDURE			
Timestamp and sign below once the following actions have been enacted.			
<i>Note: EA Tidal flood warnings are <u>normally</u> issued 3-12 hours before flooding is expected.</i>			
Action		Time	Signature
Within 30 minutes of Flood Warning being received, communicate warning and procedure to site tenants. Log all dialogue.	Plot A Tenant		
	Plot B Tenant		
	Plot C Tenant		
	Plot D Tenant		
	Plot E Tenant		
Within 1 hour of Flood Warning being received, check evacuation and lock up the site:	Ensure that the site has been fully evacuated.		
	Ensure that all gates on site are shut.		
	Ensure that the main gates are shut and locked.		

Continues overleaf.

P.T.O

Flood Warning Record Sheet

ALL CLEAR PROCEDURE			
Timestamp and sign below once the following actions have been enacted.			
Action	Time	Signature	
1. Liaise with the Environment Agency Floodline (0345 988 1188) and confirm whether flooding was recorded in the site's grid cell or catchment. Log all dialogue.			
2. Liaise with Kent County Council (03000 41 81 81, or via email: floodandwatermanagement@kent.gov.uk) to check for any recorded surface water or drain flooding reports within the site or vicinity. Log all dialogue.			
3. Check condition of the site from a safe vantage point, ideally via CCTV (if installed).			
4. If safe, communicate to all tenants that the site may be re-entered. Unlock main gates if necessary.	Plot A Tenant		
	Plot B Tenant		
	Plot C Tenant		
	Plot D Tenant		
	Plot E Tenant		

END.

EA Product-6 Outputs — Site-Footprint Analysis

Site: Dering Industrial Estate, Dering Way, Gravesend, Kent, DA12 2FP

Data source: Environment Agency Product-6 (GeoTIFF grids), received August 2025

Data provided under Environment Agency Conditional Licence.

Site polygon approximated from layout plan (DRAW/DW/0325/001).

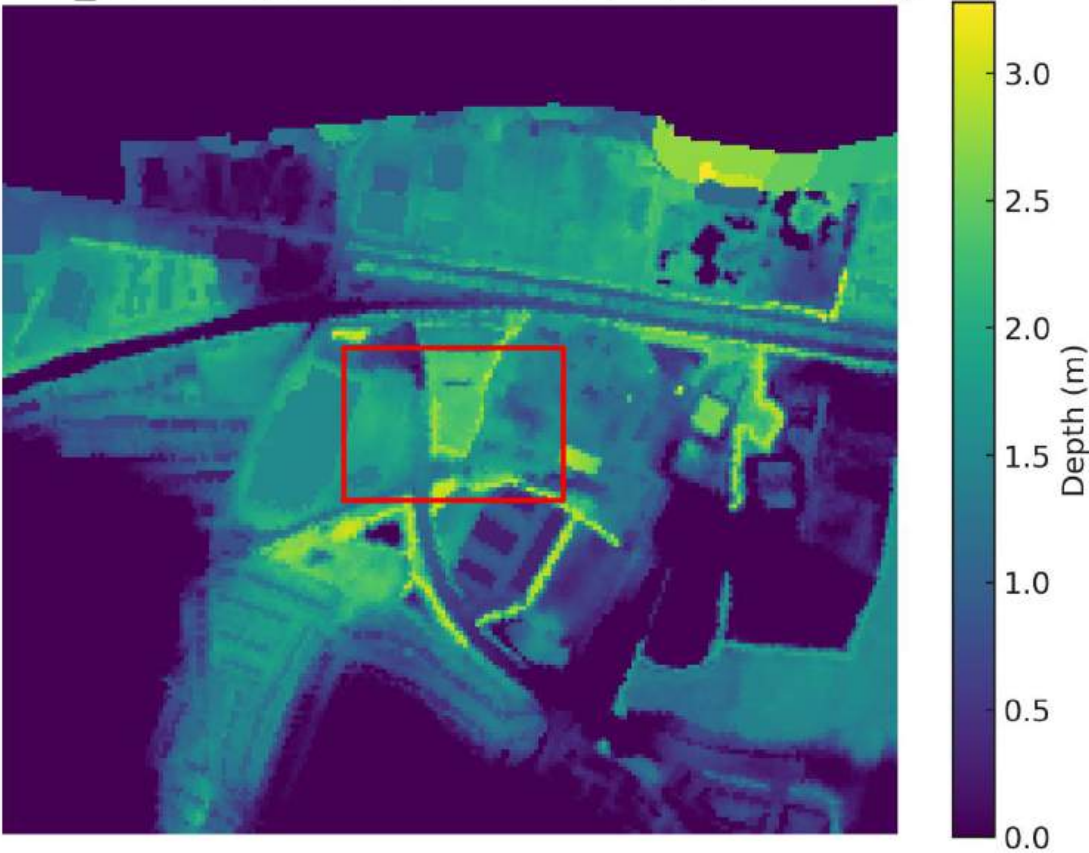
A1. Site-wide statistics (site polygon approximation)

Scenario	Mean depth (m)	Max depth (m)	Mean velocity (m/s)	Max hazard (Z)	Sample cells
2005/1000	1.727	3.038	0.612	3.590	1961
2005/200	1.489	2.800	0.562	3.330	1961
2115/1000	2.129	3.438	0.584	3.770	1961
2115/200	2.045	3.355	0.564	3.670	1961

A2. Maps (Site polygon overlay)

2005_1000_depth_map_sitepoly.png

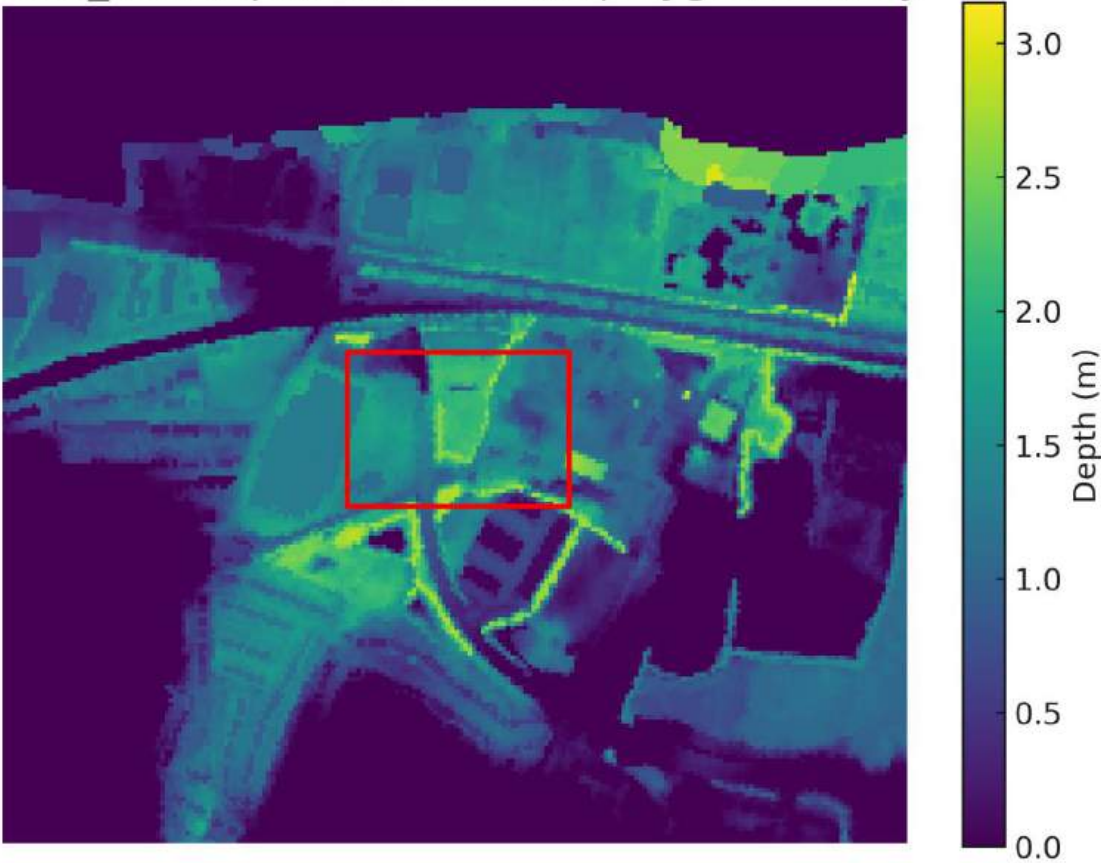
2005_1000 depth (m) with site polygon overlay



Site polygon shown in red. Source: Environment Agency Product-6 GeoTIFFs.

2005_200_depth_map_sitepoly.png

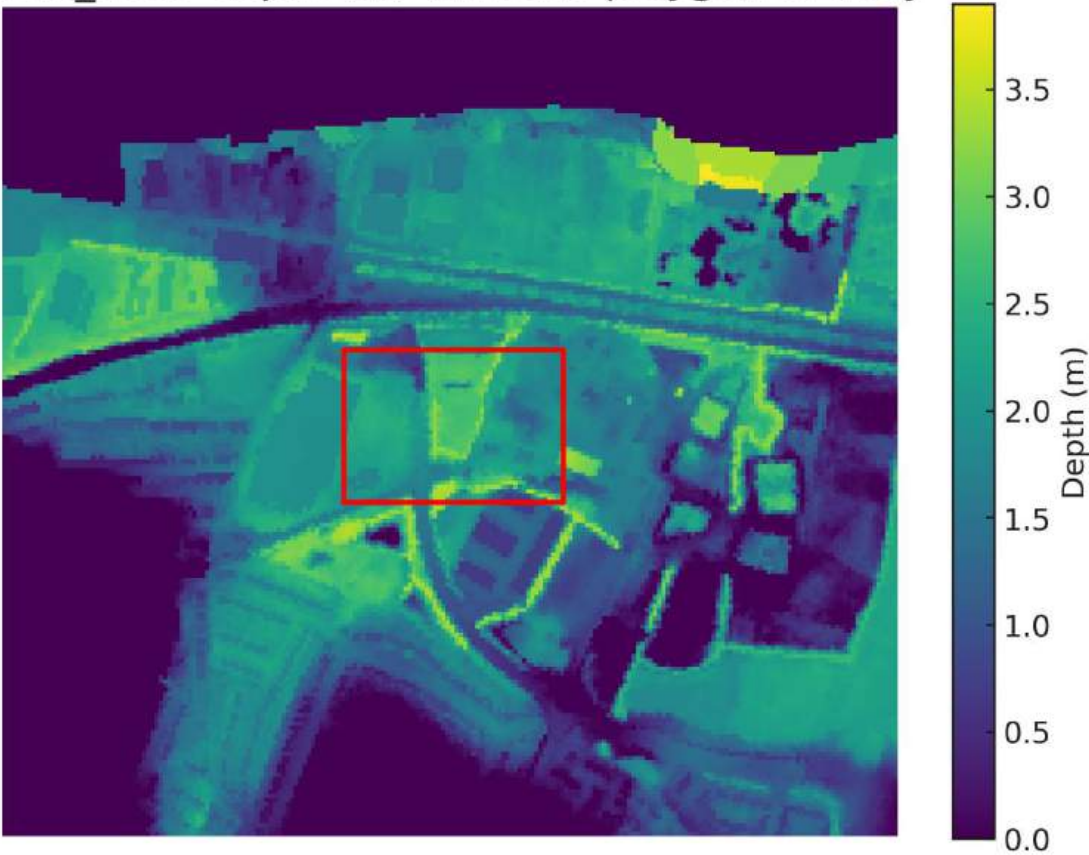
2005_200 depth (m) with site polygon overlay



Site polygon shown in red. Source: Environment Agency Product-6 GeoTIFFs.

2115_1000_depth_map_sitepoly.png

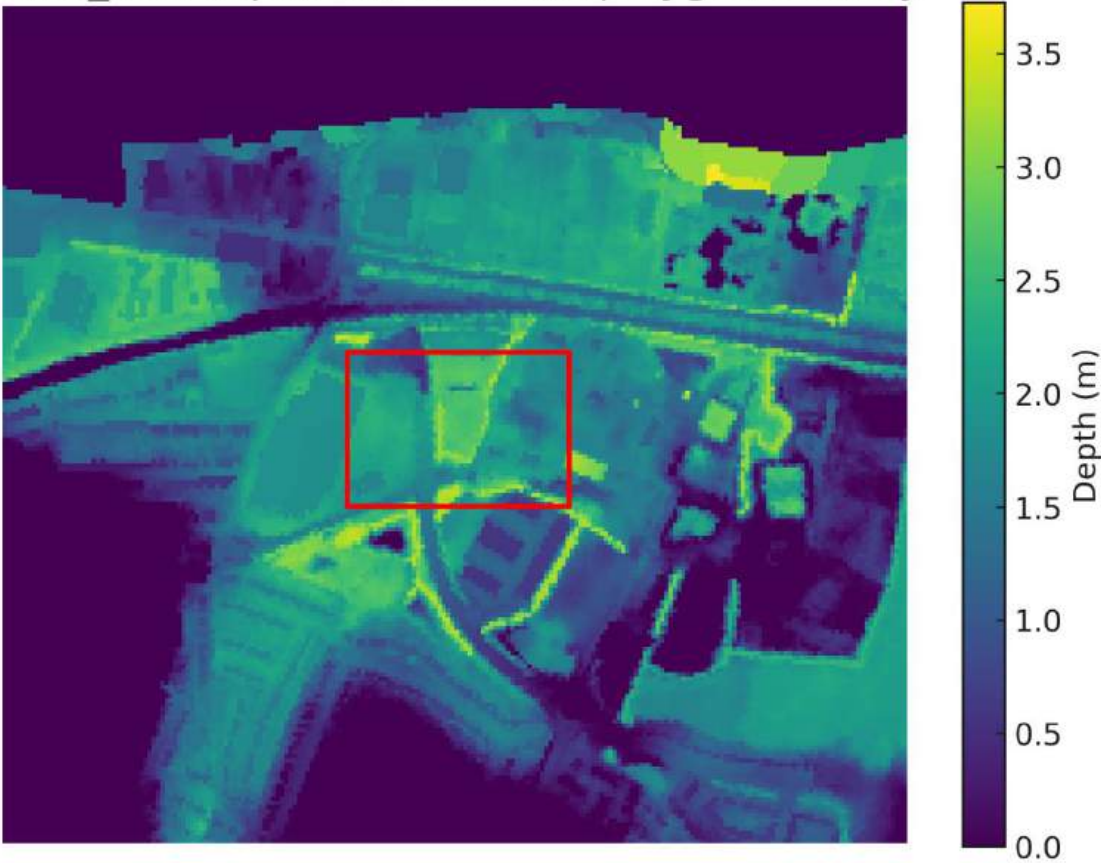
2115_1000 depth (m) with site polygon overlay



Site polygon shown in red. Source: Environment Agency Product-6 GeoTIFFs.

2115_200_depth_map_sitepoly.png

2115_200 depth (m) with site polygon overlay



Site polygon shown in red. Source: Environment Agency Product-6 GeoTIFFs.

A3. Comparison and interpretation

Mean Depths and Epoch Comparison

- 2005 0.5% AEP (2005_200): mean depth = 1.489 m
- 2115 0.5% AEP (2115_200): mean depth = 2.045 m
- Change (2115_200 - 2005_200): 0.556 m

Interpretation:

The EA Product-6 outputs indicate the site is modelled to be significantly inundated during the modelled tidal events.

Mean and maximum depths across the site polygon are presented above and should be used to inform finished floor levels, safe access and egress assessments and emergency planning.

Peak velocities and hazard indices are also provided to indicate areas where pedestrian risk may be elevated during extreme events.

Please Note This drawing has been supplied to supersede approved drawing DRAW/DW/0216/PLP (Proposed Layout Plan) of consent 20160114.



0.

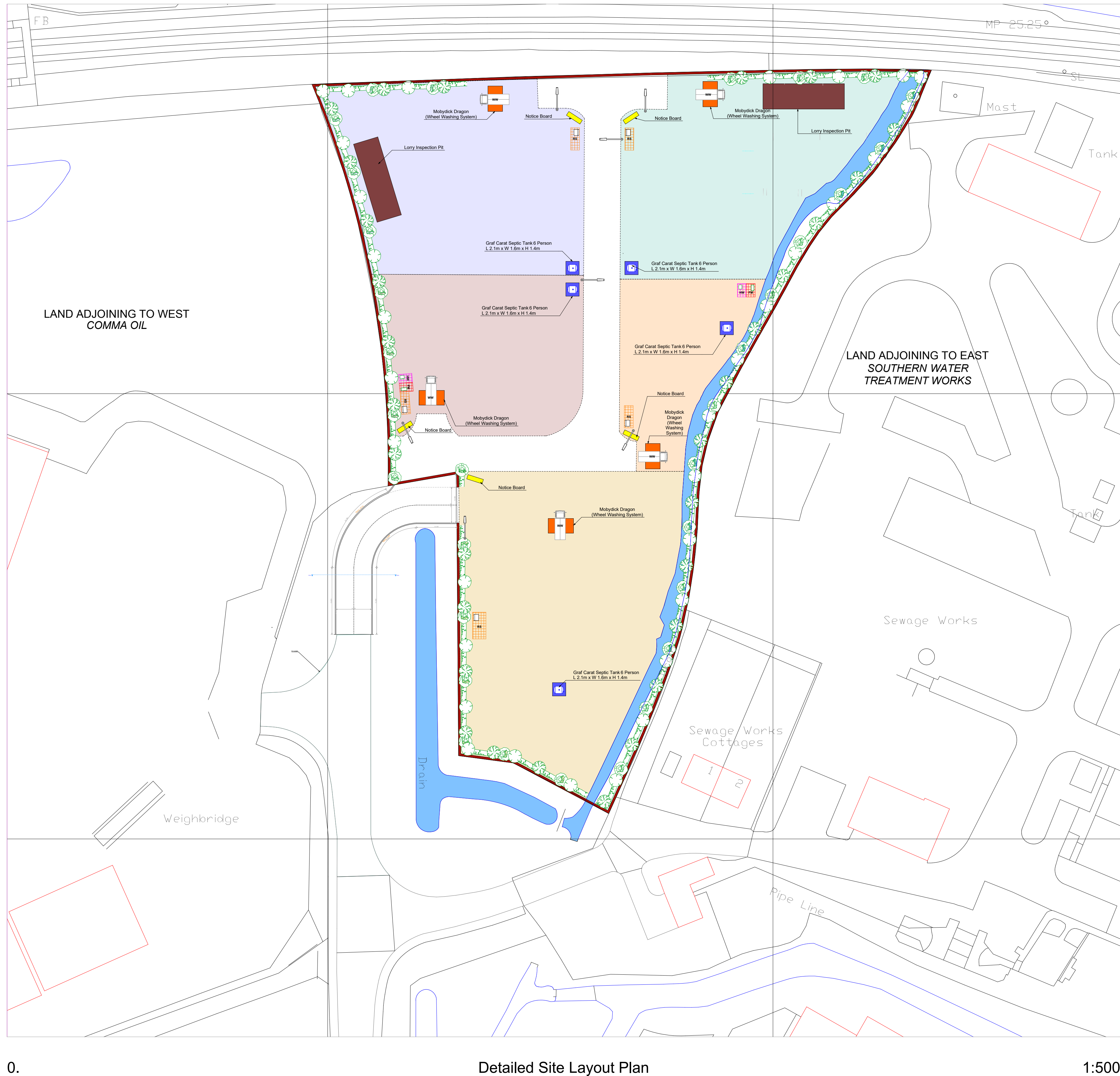
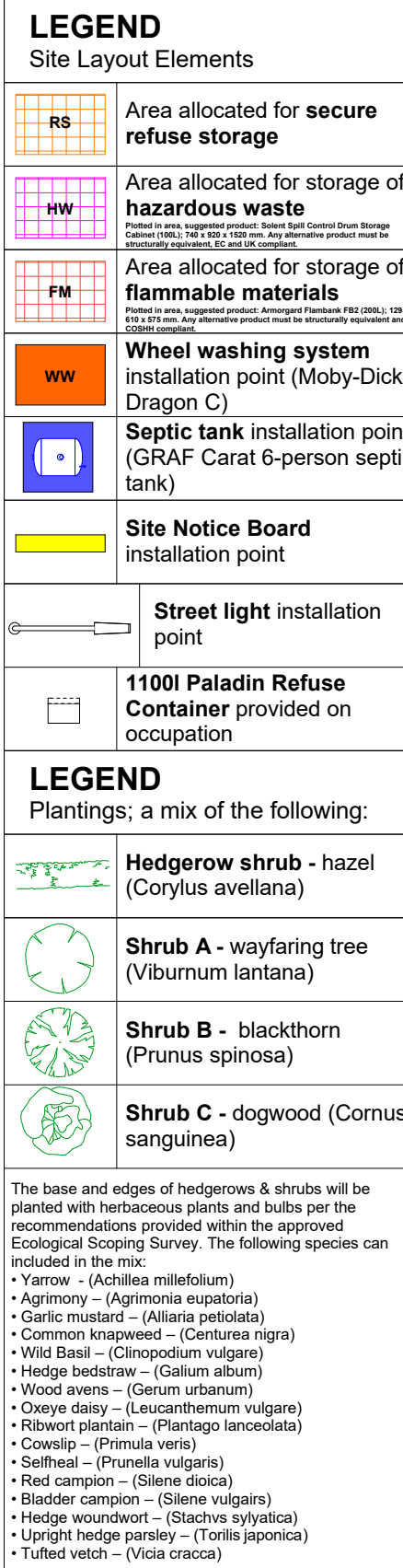
Proposed Site Layout Plan

1:500



LANGLEY HOUSE, 249 BROADWAY, BEXLEYHEATH, KENT DA6 8DB	Site Address Dering Industrial Estate, Dering Way, Gravesend, Kent, DA12 2FP Formerly: 'Land between Comma Oil and Southern Water Treatment Works, Dering Way Gravesend, Gravesham'	Drawing Type PLANNING	Proposal Application under S.73 of the Town and Country Planning Act 1990 to vary condition 2 (Approved Plans) of planning permission 20160114 to allow for the retrospective variation of the plot layout.	Drawing Description Proposed Site Layout Plan		Revision Number 1	For the Client: Cowland Ltd.	NOTES 1. All measurements taken by this office on the following dates: MAY 2024: External site survey (by H. MUSTAFA) 02/11/24. 2. Measurements of neighbouring buildings, where these have been found to be relevant for decisions. None have been found to be publicly accessible drawings submitted to the Local Planning Authority within the past 10 years. These drawings were printed to scale and dimensioned by hand using a scale bar before being scanned. In these instances, structural details are representational rather than exact. 3. Drawings to be printed and to the requirements and specifications of the Local Authority. These drawings are for planning purposes only. 4. Responsibility is not accepted for errors made by others in reading from this drawing. All construction information should be cross checked on the site. 5. All discrepancies and change of design requests by authorities should be reported to the surveyor immediately. 6. All drawings to be read in conjunction with the proper specifications with all notes printed out in accordance with the latest British Standards and codes of practice. Planning drawings are not to be used for the purpose of building & installation regulations. 7. It is assumed that all works will be carried out by a competent contractor working, where applicable, to the approved method statement. 8. It is the contractor's responsibility to notify the Building Control and get approval before any work commences. 9. It is the contractor's responsibility to determine if any wall is load bearing. 10. The copyright of this drawing belongs to Langley's Chartered Surveyors Ltd.
	Project Reference DRAW / DW / 0325	Drawing Reference DRAW / DW / 0325 / 001 / R1		Scale 1:500 @ A1 As specified below each drawing	Date 27 / 02 / 2025	Revision Date 16 / 10 / 2025	Local Authority Gravesham Borough Council	

Please Note This drawing has been supplied to supersede approved drawing DRAW/DW/0216/DET (Detailed Proposed Site Plan) of consent 20160114.



WW - Wheel Washing Systems

Moby-Dick Dragon Wheel Washing System
<https://www.mobydick.com/gb/wheel-washing/tailormade-line/dragon-2/>
<https://3.imimg.com/data3/BV/XY/MY-14578254/mobydick-dragon-wheel-washing-systems.pdf>
 The following system is proposed to be installed on each plot prior to their tenancy, providing that there is a requirement for such a system by virtue of the nature of that occupancy.

Note: I am advised that the current occupiers of Plots A and B (Storage Cow Limited and Optimus Limited) do not require the installation of a wheel washing system as these are fairly "clean" but used by nature being scaffold and general storage yards. Neither operation gives rise to dust or muck accumulation within their plots. Neither do their current operations require provision of flammable or hazardous waste storage areas. The position of wheelwashing systems and specialist waste storage areas on these plots as shown in the drawing are sited in the best position for future occupiers that may require such installations and should therefore be used to inform the layout of them for future tenants per their own requirements and business structure.

MobyDick Dragon

Hot pot painting line PCTO-0905/05025

The Wheelwashing System for lighter soiling of the truck wheels!

Description of operation:
The MobyDick Dragon is a compact efficient Wheel Washing System for semi-trailers and for recycling, aggregate and industrial waste. It is suitable for permanent or mobile applications, where the system can be used everywhere, where the degree of dirt after soiling is not too heavy or where there is no central drain.

Ready for operation in 2 hours.

Wash area 320 cm x 1 complete tire revolution

Integrated water recycling

The approaching truck starts the wash cycle automatically via a photo sensor.

The wheels are washed intensively both from the sides and underneath as the truck drives slowly through.

The wash water flows across the "sieve" of the Dragon back into the recycling tank where it is treated ready for its next task.

FRUTIGER COMPANY AG
Süppendamm 26
40109 Düsseldorf
Germany

Telefon +49 22 234 11 11
Telefax +49 22 234 11 30
www.frutiger.de

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mobydick

MobyDick Dragon

Ready for operation in 2 hours:

00:00 The truck is approaching tank.

Assembly Plan:

Weight:
without SC = 2700 kg
with SC

Transport Dimensions:
270 x 150 x 200 cm
(L x W x H)

Connected Load:
without SC: 15.0 kW
with SC: 8.0 kW

Supply Pressure:
1700 kPa

SC = Sprayer Component

Fluorescent dyeing system:
MobyDick Fluorescent Dyeing System

Compass bearings:
with the frame
MobyDick Compass bearings

MobyDick Compass bearings:
with the frame
MobyDick Compass bearings

Fluorescent dyeing system:
with the frame
MobyDick Fluorescent dyeing system

Fluorescent dyeing system:
with the frame
MobyDick Fluorescent dyeing system

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Septic Tanks

Graf Carat 6-person Septic Tank
<https://www.grafuk.co.uk/product/carat-septic-tank/>
 The following system is proposed to be installed on each plot prior to their tenancy, providing that there is a requirement for such a system by virtue of the nature of that occupancy.



Installation manual

Corac S Tank

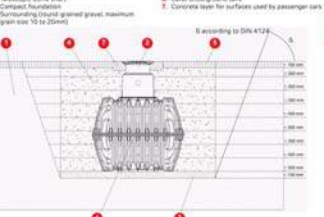


4. INSTALLATION AND ASSEMBLY

4.1 Installation conditions

The Corac S Tank must be installed in a location that meets the following conditions:

- The ground must be level and firm.
- The tank must be installed in a location that is accessible for maintenance.
- The tank must be installed in a location that is protected from direct sunlight.
- The tank must be installed in a location that is protected from frost.



4.2 Installation site

The Corac S Tank must be installed in a location that meets the following conditions:

- The ground must be level and firm.
- The tank must be installed in a location that is accessible for maintenance.
- The tank must be installed in a location that is protected from direct sunlight.
- The tank must be installed in a location that is protected from frost.

4.3 Preparing the site

The Corac S Tank must be installed in a location that meets the following conditions:

- The ground must be level and firm.
- The tank must be installed in a location that is accessible for maintenance.
- The tank must be installed in a location that is protected from direct sunlight.
- The tank must be installed in a location that is protected from frost.

4.4 Installation and assembly

The Corac S Tank must be installed in a location that meets the following conditions:

- The ground must be level and firm.
- The tank must be installed in a location that is accessible for maintenance.
- The tank must be installed in a location that is protected from direct sunlight.
- The tank must be installed in a location that is protected from frost.

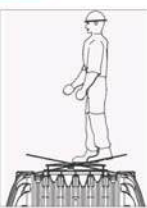
5. GENERAL NOTES

The products described in these pages are intended for the treatment of wastewater and are not intended for use in other applications. The use of these products in other applications is at the user's own risk. The manufacturer is not responsible for any damage or loss resulting from the use of these products in other applications.

Safety

The Corac S Tank is a heavy-duty product and must be handled with care. The following safety instructions must be followed:

- Wear appropriate personal protective equipment (PPE) when handling the tank.
- Do not use the tank as a support for other equipment or materials.
- Do not use the tank for purposes other than those intended.



Environmental protection

The Corac S Tank is designed to be environmentally friendly. The following environmental protection measures must be followed:

- Do not dispose of the tank in a landfill.
- Do not use the tank for purposes other than those intended.

6. TECHNICAL DATA

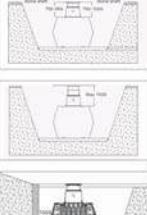
6.1 Technical Data Table

Parameter	Value
Material	High-density polyethylene (HDPE)
Weight	100 kg
Dimensions (L x W x H)	1000 x 1000 x 1000 mm
Volume	1000 L
Flow rate	10 L/min
Pressure	1 bar
Temperature	0 to 40 °C
Installation depth	1000 mm
Installation width	1000 mm
Installation height	1000 mm

6.2 Installation and assembly

The Corac S Tank must be installed in a location that meets the following conditions:

- The ground must be level and firm.
- The tank must be installed in a location that is accessible for maintenance.
- The tank must be installed in a location that is protected from direct sunlight.
- The tank must be installed in a location that is protected from frost.

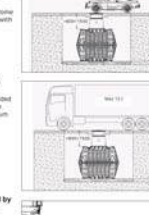


7. INSTALLATION AND ASSEMBLY

7.1 Installation conditions

The Corac S Tank must be installed in a location that meets the following conditions:

- The ground must be level and firm.
- The tank must be installed in a location that is accessible for maintenance.
- The tank must be installed in a location that is protected from direct sunlight.
- The tank must be installed in a location that is protected from frost.



7.2 Installation site

The Corac S Tank must be installed in a location that meets the following conditions:

- The ground must be level and firm.
- The tank must be installed in a location that is accessible for maintenance.
- The tank must be installed in a location that is protected from direct sunlight.
- The tank must be installed in a location that is protected from frost.

7.3 Preparing the site

The Corac S Tank must be installed in a location that meets the following conditions:

- The ground must be level and firm.
- The tank must be installed in a location that is accessible for maintenance.
- The tank must be installed in a location that is protected from direct sunlight.
- The tank must be installed in a location that is protected from frost.

7.4 Installation and assembly

The Corac S Tank must be installed in a location that meets the following conditions:

- The ground must be level and firm.
- The tank must be installed in a location that is accessible for maintenance.
- The tank must be installed in a location that is protected from direct sunlight.
- The tank must be installed in a location that is protected from frost.

8. TECHNICAL DATA

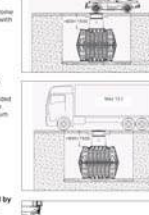
8.1 Technical Data Table

Parameter	Value
Material	High-density polyethylene (HDPE)
Weight	100 kg
Dimensions (L x W x H)	1000 x 1000 x 1000 mm
Volume	1000 L
Flow rate	10 L/min
Pressure	1 bar
Temperature	0 to 40 °C
Installation depth	1000 mm
Installation width	1000 mm
Installation height	1000 mm

8.2 Installation and assembly

The Corac S Tank must be installed in a location that meets the following conditions:

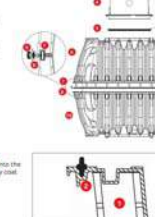
- The ground must be level and firm.
- The tank must be installed in a location that is accessible for maintenance.
- The tank must be installed in a location that is protected from direct sunlight.
- The tank must be installed in a location that is protected from frost.



9. TANK STRUCTURE

The Corac S Tank is a heavy-duty product and must be handled with care. The following safety instructions must be followed:

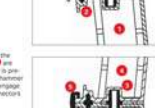
- Wear appropriate personal protective equipment (PPE) when handling the tank.
- Do not use the tank as a support for other equipment or materials.
- Do not use the tank for purposes other than those intended.



9.1 Tank assembly

The Corac S Tank must be installed in a location that meets the following conditions:

- The ground must be level and firm.
- The tank must be installed in a location that is accessible for maintenance.
- The tank must be installed in a location that is protected from direct sunlight.
- The tank must be installed in a location that is protected from frost.

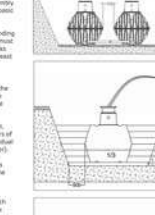


10. INSTALLATION AND ASSEMBLY

10.1 Installation conditions

The Corac S Tank must be installed in a location that meets the following conditions:

- The ground must be level and firm.
- The tank must be installed in a location that is accessible for maintenance.
- The tank must be installed in a location that is protected from direct sunlight.
- The tank must be installed in a location that is protected from frost.



10.2 Installation site

The Corac S Tank must be installed in a location that meets the following conditions:

- The ground must be level and firm.
- The tank must be installed in a location that is accessible for maintenance.
- The tank must be installed in a location that is protected from direct sunlight.
- The tank must be installed in a location that is protected from frost.

10.3 Preparing the site

The Corac S Tank must be installed in a location that meets the following conditions:

- The ground must be level and firm.
- The tank must be installed in a location that is accessible for maintenance.
- The tank must be installed in a location that is protected from direct sunlight.
- The tank must be installed in a location that is protected from frost.

10.4 Installation and assembly

The Corac S Tank must be installed in a location that meets the following conditions:

- The ground must be level and firm.
- The tank must be installed in a location that is accessible for maintenance.
- The tank must be installed in a location that is protected from direct sunlight.
- The tank must be installed in a location that is protected from frost.

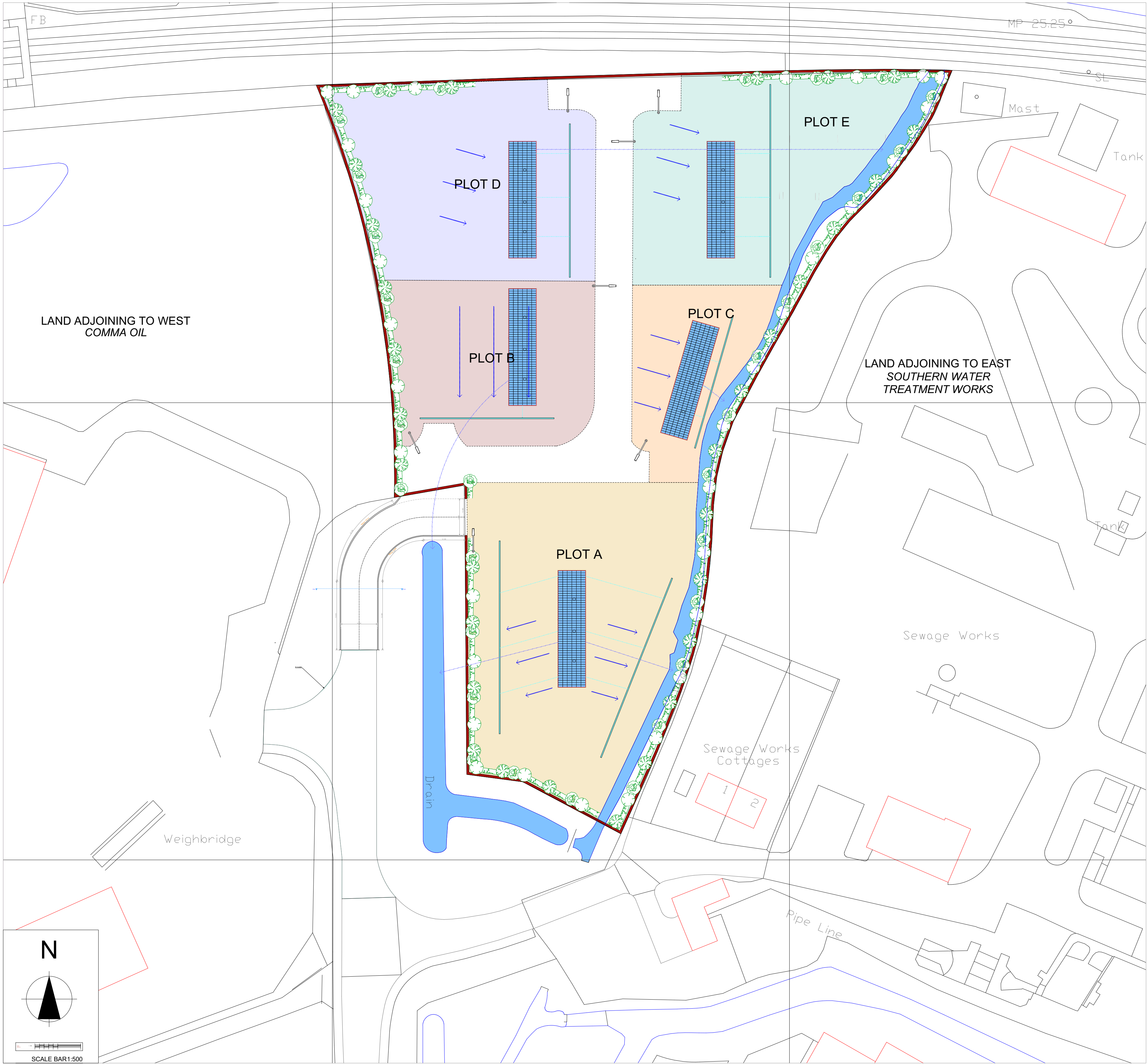
1100 litre Wheeled Paladin Bin with roll top lid

Plastor 1100l Paladin
<https://www.plastor.co.uk/waste-and-recycling-bins/large-wheeled-bins/1100-litre-wheeled-bin-with-4-wheels-and-roll-top-lid/>



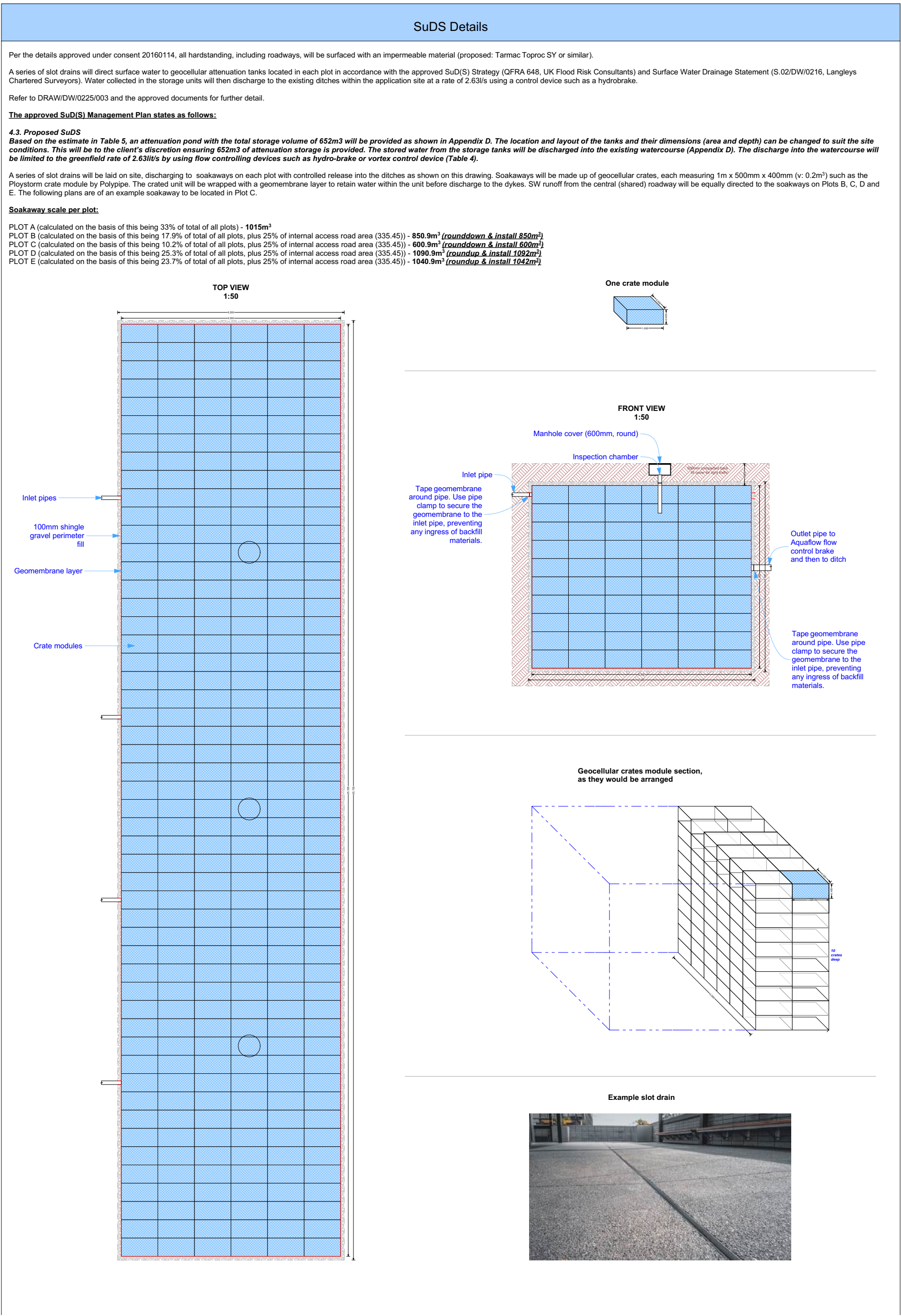
Each plot will be provided with one of these refuse containers in the allocated position prior to their tenancy.

LANGLEY'S CHARTERED SURVEYORS LANGLEY HOUSE, 249 BROADWAY, BEXLEYHEATH, KENT DA6 8DB Drawn By: Janine R. Mustafa BSc Hons janine@langleyscs.co.uk										Site Address Dering Industrial Estate, Dering Way, Gravesend, Kent, DA12 2FP Formerly: "Land between Common Oil and Southern Water Treatment Works, Dering Way Gravesend, Gravesham" Project Reference DRAW / DW / 0325										Drawing Type PLANNING Drawing Reference DRAW / DW / 0325 / 002 / R1										Proposal Application under S.73 of the Town and Country Planning Act 1990 to vary condition 2 (Approved Plans) of planning permission 20160114 to allow for the retrospective variation of the plot layout.										Drawing Description Proposed Detailed Layout and Installation Plan Scale 1:500 @ A1 As specified below each drawing Date 28 / 02 / 2025										Revision Number 1 Revision Date 16 / 10 / 2025										For the Client: Cowland Ltd. Local Authority Gravesham Borough Council										NOTES 1. This measurement taken by the office on the following dates: MAY 2024 External site survey (by R MUSTAFA MUSTAFCI ACI RAS). 2. Measurements of neighbouring buildings, where these have been taken for reference for inspection, have been taken by a suitably experienced draughtsman identified to the Local Planning Authority within the past 10 years. These drawings were printed and sent to the draughtsman by email to a known email address being a member of the firm's email distribution list (the draughtsman should retain the original drawing for the next 10 years). 3. All work is to be carried out to the requirements and satisfaction of the Local Authority. These drawings are for planning purposes only. 4. Responsibility is not accepted for errors made by others in making them from this drawing. All construction information should be cross checked on site. 5. All dimensions and change of design measures to be submitted should be supported by the necessary measurements. 6. All drawings to be read in conjunction with the project specification with all works carried out in accordance with the latest British Standards and codes of practice. Planning drawings are not to be used for the purpose of building & installation regulations. 7. It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement. 8. It is the contractor's responsibility to notify the Building Control and get approval before any work commences. 9. It is the contractor's responsibility to document 'As built' & 'As specified'. 10. The copyright of this drawing belongs to Langley's Chartered & Surveyors Ltd.									
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0. Surface Water Dispersal Plan 1:500

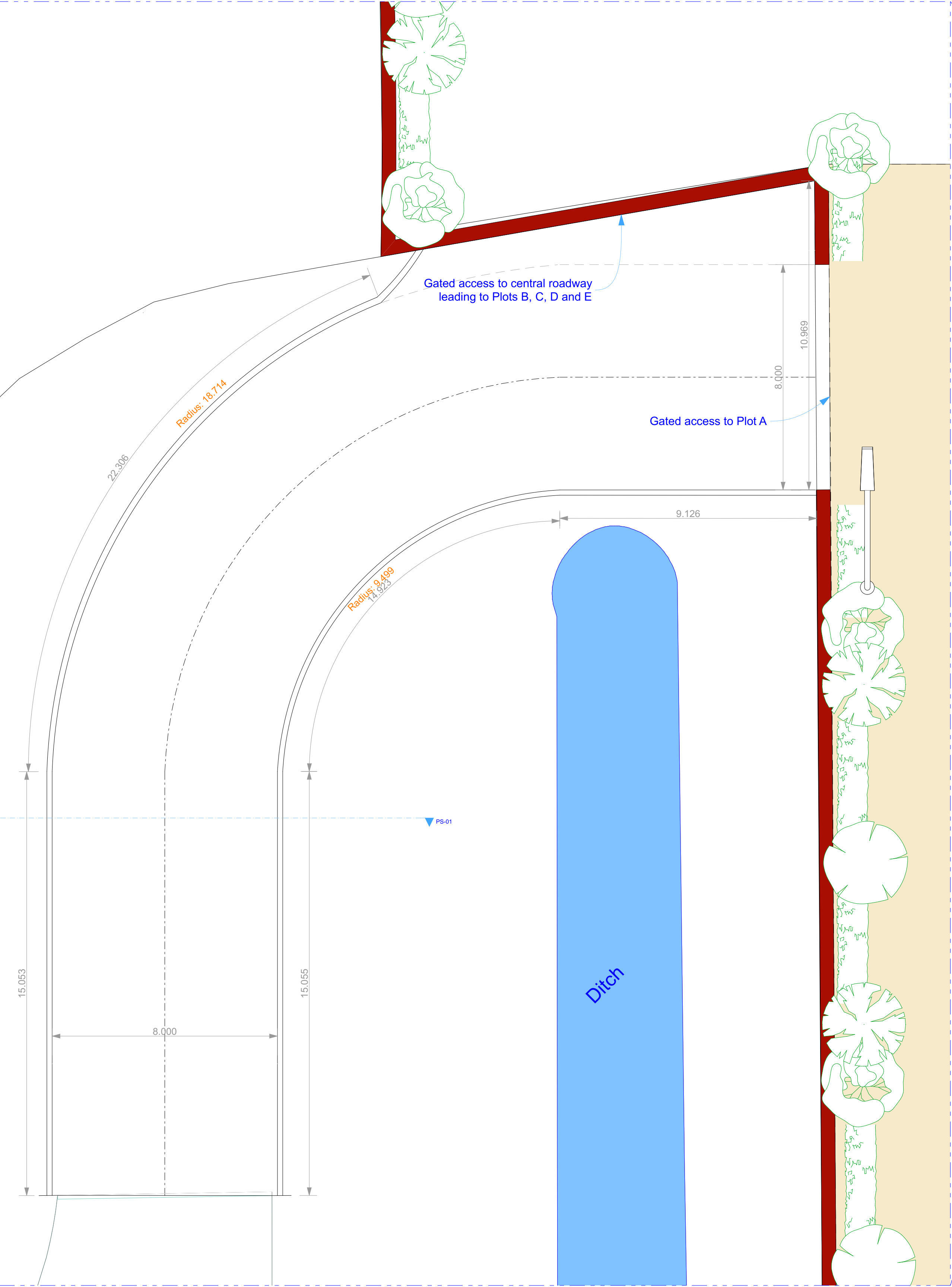
Please Note This drawing has been supplied to supersede approved drawings DRAW/DW/0216/SWDP (Surface Water Dispersal Plan) and Appendix D 'Proposed SuDS Measures' (Drawing) of the SuDS Strategy Report of consent 20160114.



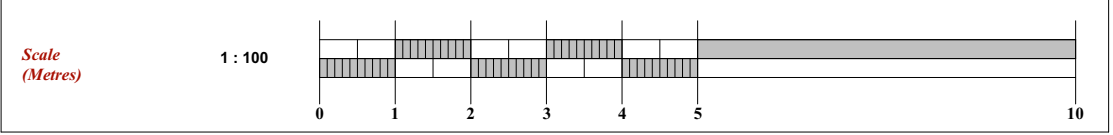
0. SuD(S) Detail Box 1:100

LEGEND	
Drainage	
	Direction of runoff waterflow (1 degree slope)
	Proposed new drain connection
	Proposed new slot drain
	Proposed new manhole
	Outlet to existing dyke

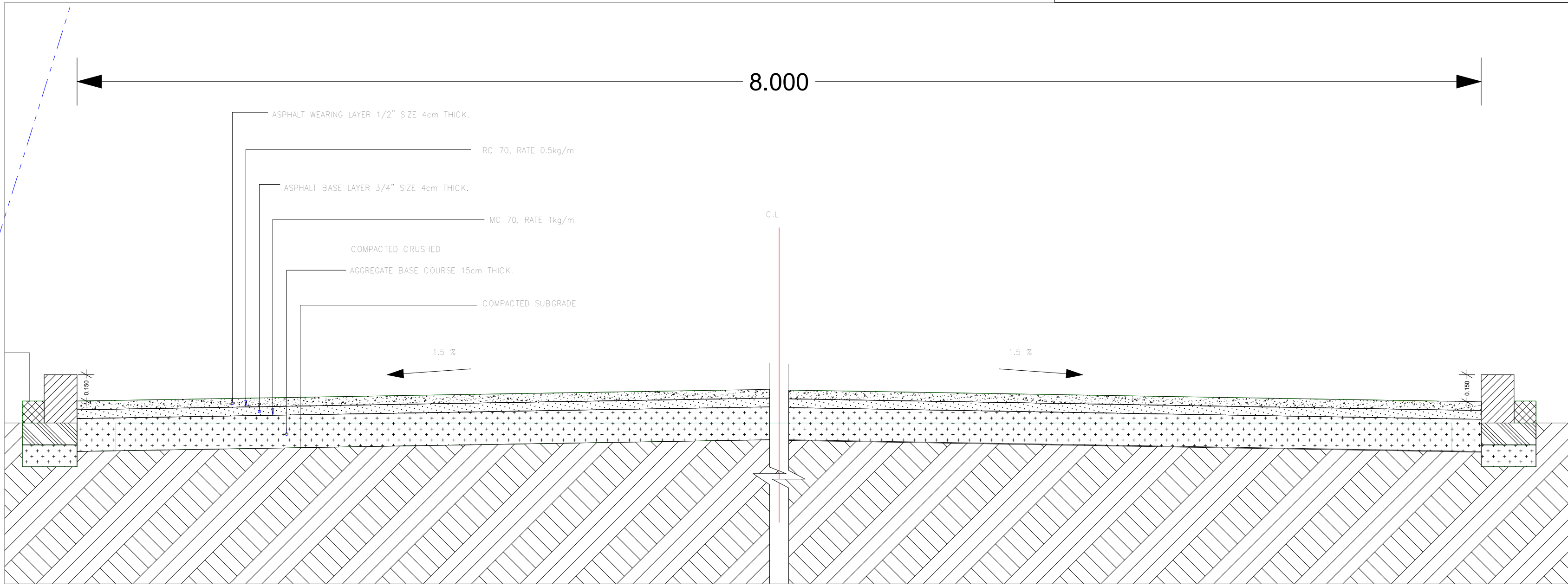
 LANGLEY HOUSE, 249 BROADWAY, BEXLEYHEATH, KENT DA6 8DB	Site Address Dering Industrial Estate, Dering Way, Gravesend, Kent, DA12 2FP Formerly: 'Land between Comma Oil and Southern Water Treatment Works, Dering Way Gravesend, Gravesham'	Drawing Type PLANNING	Proposal Application under S.73 of the Town and Country Planning Act 1990 to vary condition 2 (Approved Plans) of planning permission 20160114 to allow for the retrospective variation of the plot layout.	Drawing Description Proposed Surface Water Management Plan	Revision Number 1	For the Client: Cowland Ltd.	NOTES 1. The measurements taken by this office on the following dates: MAY 2024: External site survey (by K.HOSTON/AMNCS AG/AA). 2. Measurements of neighbouring buildings, where these have been found to be relevant for drainage. New drain lines have previously accessible soakaways submitted to the Local Planning Authority within the past 10 years. These drawings were printed to scale and dimensioned by hand using a scale bar before being to client. In these instances, structural details are representational rather than exact. 3. Where it is to be noted and to the requirements and satisfaction of the Local Authority. These drawings are for planning purposes only. 4. Responsibility is not accepted for errors made by others in reading from this drawing. All construction information should be cross checked on the site. 5. All discrepancies and change of design requests by authorities should be reported to the surveyor immediately. 6. All drawings for construction purposes shall be prepared in accordance with the latest British Standards and codes of practice. Planning drawings are not to be used for the purpose of building & installation regulations. 7. It is assumed that all works will be carried out by a competent contractor working, where applicable, to an approved method statement. 8. It is the contractor's responsibility to notify the Building Control and get approval before any work commences. 9. It is the contractor's responsibility to determine if any wall is load bearing. 10. The copyright of this drawing belongs to Langley's Chartered Surveyors Ltd.
	Drawn By: Janine R. Mustafa BSc Hons janine@langleyscs.co.uk	Project Reference DRAW / DW / 0325	Drawing Reference DRAW / DW / 0325 / 003 / R1	Scale 1:100 / 1:500 @ A1 As specified below each drawing	Date 03 / 03 / 2025	Revision Date 16 / 10 / 2025	Local Authority Gravesham Borough Council



0. Access Road Detail Plan 1:100



0. Site Plan 1:1000



PS-01 Proposed Building Section - Access Road (as approved and built) (1) 1:20

Please Note This drawing has been supplied to supersede approved drawing DRAW/DW/0216/AR (Access Road Technical Drawing) of consent 20160114.



LANGLEY HOUSE, 249 BROADWAY, BEXLEYHEATH, KENT DA6 8DB	Site Address Dering Industrial Estate, Dering Way, Gravesend, Kent, DA12 2FP Formerly: 'Land between Comma Oil and Southern Water Treatment Works, Dering Way Gravesend, Gravesham'	Drawing Type PLANNING	Proposal Application under S.73 of the Town and Country Planning Act 1990 to vary condition 2 (Approved Plans) of planning permission 20160114 to allow for the retrospective variation of the plot layout.	Drawing Description Access Road Technical Drawing	Revision Number 1	For the Client: Cowland Ltd.	NOTES 1. All measurements taken by this office on the following dates: MAY 2024: External site survey (by H. KESTON/AMANDA AG/AL). 2. Measurements of neighbouring buildings, where these have been found to be relevant for planning. None have been found to be publicly accessible drawings submitted to the Local Planning Authority within the past 10 years. These drawings were printed to scale and dimensioned by hand using a scale bar before being to plan. In these instances, structural details are representational rather than exact. 3. Drawings to be used for the requirements and satisfaction of the Local Authority. These drawings are for planning purposes only. 4. Responsibility is not accepted for errors made by others in reading from this drawing. All construction information should be cross checked on the site. 5. All discrepancies and change of design requests by authorities should be reported to the surveyor immediately. 6. All drawings to be used in conjunction with the proper specifications with all works carried out in accordance with the latest British Standards and codes of practice. Planning drawings are not to be used for the purpose of building & installation regulations. 7. It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement. 8. It is the contractor's responsibility to determine if any wall is load bearing. 9. It is the contractor's responsibility to determine if any wall is load bearing. 10. The copyright of this drawing belongs to Langley's Chartered Surveyors Ltd.
Drawn By: Janine R. Mustafa BSc Hons janine@langleyscs.co.uk	Project Reference DRAW / DW / 0325	Drawing Reference DRAW / DW / 0325 / 004 / R1		Scale 1: 20 / 1:100 / 1:1000 @ A1 As specified below each drawing	Date 04 / 05 / 2025	Revision Date 16 / 10 / 2025	Local Authority Gravesham Borough Council