

North Kent Marshes Internal Drainage Board
13 Conqueror Court
Sittingbourne
Kent ME10 5BH

Telephone 01795 468000
Email: enquiries@lmidb.co.uk



Our Ref: GR/20240448/FULL

Your Ref: 20240448/FULL

20/06/2024

Dear Sir/Madam

Application: 20240448/FULL

Proposal: Conversion of existing farm office building, store, and stables to a residential dwelling, ancillary home office/games room, garden storage, and re-purposed stable. Erection of boundary walls, repositioned vehicular access, and erection of new entrance gates, and associated works.

Location: Giles Farm Church Street Higham Rochester Kent ME3 7LP

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

The site is at risk of tidal flooding and if the local planning authority is satisfied that there is no alternative site available with lower flood risk, then the Board would like to make the following comments.

The site is within the drainage district of the North Kent Marshes Internal Drainage Board (NKMIDB) and our remit is to comment on surface water arrangements for the site. We note that the proposals are for the conversion of an existing building and assume there are only limited alterations to the impermeable area of the site, such as paths and patio areas. Notwithstanding this, it would still be advisable to condition any permission that before development on-site, a full scheme for surface water disposal based on SuDS principles is submitted to and approved by the local planning authority, and the scheme is verified on-site once constructed by a competent engineer. It would also be prudent to formally condition any permission that before development on-site, a maintenance schedule for the surface water scheme is submitted to and approved by the local planning authority.

Similarly, it would be advisable to condition any permission that before development on-site, a scheme for the disposal of foul water, specifying the proposed 'package treatment plant' and discharge point is submitted to and approved by the local planning authority.

Furthermore, the LPA may wish to consider a condition that before development a detailed scheme for flood resistance and flood resilience measures is submitted to and approved by the local planning authority, including construction details of the flood wall and measures to be included in the ground floor design.

For information, any watercourse in the vicinity of the site would be classified as an unadopted, ordinary, riparian-owned watercourse. Any proposal to alter such a watercourse or **discharge** (surface water or treated foul water) to such a watercourse would require consent from the Board under the

Land Drainage Act 1991 (and Byelaw 4) and /or Byelaw 3. For a discharge of surface water, any consent granted will likely be conditional, pending the payment of a Surface Water Development Contribution fee, calculated in line with the Board's charging policy (available at https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf). The one-off Surface Water Development Contribution is due to the Board to cover the increased flow and volume in its maintained drainage network.

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. The Board would be very grateful if its comments were used in their entirety.

Yours faithfully,



Anita Soloman
Sustainable Development Officer for the NKMIDB
Lower Medway Internal Drainage Board.
Ground Floor, 13 Conqueror Court
Sittingbourne
Kent
ME10 5BH Tel: 01795 468000
E-mail: enquiries@lmidb.co.uk