

Gravesham Borough Council
Sent via email

Our ref: KT/2024/131573/01-L01
Your ref: 20240139

Date: 24 April 2024

Dear Alison Webster

**Change Of Use Of An Agricultural Building Into Five Holiday Let
Accommodation Units.**

**Barn North Of Abbey Farm Barn, Church Street, Higham, Rochester, Kent ME3
7LS**

Thank you for consulting us on the above application. We have **no objections** subject to the following **planning conditions** being applied to any planning permission granted.

Flood Risk

We have reviewed the proposal as submitted, including the Flood Risk Assessment (FRA) by Create Consulting Engineers LTD (reference: GB/VL/P22-2731/01), dated: December 2022). The proposal will meet the requirements of the National Planning Policy Framework if the following measure detailed in the FRA is implemented and secured by way of a planning condition on any planning permission granted.

Condition 1 Finished floor levels

The development shall be carried out in accordance with the Flood Risk Assessment (FRA) by Create Consulting Engineers LTD (reference: GB/VL/P22-2731/01), dated: December 2022) and the following mitigation measures it details:

- The finished floor level of the proposed ground floor will be no less than 4.55 metres Above Ordnance Datum.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

The application site lies in within Flood Zone 3 defined by the National Planning Policy Framework as having a high probability of flooding. By providing 600mm of freeboard, or greater, to the 1% Annual Exceedance Probability (AEP) of flooding with allowance for climate change, the occupants of the application site will be at a

reduced risk of flooding from the modelled tidal flood defence breach scenarios.

Flood Risk Informative 1

We recommend that any site occupiers consider registering with the Environment Agency's flood warning service, 'FloodLine', so that they may prepare themselves in case of a flood event. This can be done by calling 0345 988 1188 to register.

We recommend that flood resistant and resilient measures are incorporated into the design and construction of the development proposals, where practical considerations allow, using guidance published central Government document 'Improving the flood performance of new buildings: flood resilient construction', as also recommended within the submitted Flood Risk Assessment (FRA).

The FRA recommends that residents should monitor Environment Agency online flood warning and sign up to the flood warning service. Although this is recommended by the Environment Agency, it should be noted that the site may be inundated by flood waters were sections of the tidal Thames flood defences to breach. Such an event would not be predictable and the flood warning service should not be relied on to react to such events. The correct National Grid Reference to use for this development is TQ7171174319.

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

Yours faithfully

Ms Laura Edwards

Planning Advisor

Direct e-mail KSLPLANNING@environment-agency.gov.uk