

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

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Our Ref: GR/20240139/FULL Abbey Fm

Your Ref: 20240139/FULL

25/04/2024

For the attention of Mrs Alison Webster

Dear Sir/Madam

Application: 20240139

Proposal: Change of use of an agricultural building into Five Holiday Let Accommodation Units

Location: Barn North Of Abbey Farm Barn Church Street Higham Rochester Kent ME3 7LS

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

The site is within the Internal Drainage District (IDD) of the North Kent Marshes Internal Drainage Board (NKMIDB) and we note that the proposals are for internal changes only. It follows that the impermeable area of the Site will remain as existing, and the proposed surface water drainage system for the Site will also remain as existing, albeit with any necessary repairs/upgrades. Should this proposal alter, the Applicant is advised to contact the Board as a discharge of surface water to a watercourse or an increase in impermeable area may require land drainage consent in with the Board's Byelaws.

Given there is no formal existing arrangement for surface water disposal, it would be prudent to condition any permission that prior to development a detailed assessment outlining the existing arrangement for surface water disposal and any required alterations, is submitted to and approved by the local planning authority. It would also be prudent to formally condition any permission that prior to development a maintenance schedule for the surface water arrangement is submitted to and approved by the local planning authority.

Similarly, a planning condition covering a scheme for the disposal of foul water should be considered detailing the 'private treatment system' proposed.

We note the Environment Agency has no objection to the development subject to it being in accordance with the Flood Risk Assessment (FRA) by Create Consulting Engineers and finished floor level being above 4.55 metres AOD. The EA go on to recommend that any site occupiers consider registering with 'FloodLine' and recommend that flood-resistant and resilient measures are incorporated into the design and construction of the development proposals. The LPA may wish to consider going further and condition any permission that prior to development a detailed scheme for flood resistance and flood resilience measures is submitted to and approved by the local planning authority, including details of the finished ground floor level, flow routing for flood water from rainfall events in exceedance of the drainage design capacity (i.e. the 100 year plus 40% climate change) and an evacuation plan formalised into a standalone document detailing a place of refuge given the potentially non-local nature of the occupants.

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
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