



North Kent Marshes

Water Level Management Board

13 Conqueror Court, Sittingbourne, Kent, ME10 5BH

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Website: www.northkentwlmw.org.uk

Our reference: GR/20260568Abbey

Your reference: 20260568

11/06/2026

Dear Sir/Madam

Application Reference: 20260568

Proposal: Application to determine if prior approval is required for a proposed; Change of use of an agricultural building into five holiday let accommodation units, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class R.

Location: 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 drainage district of the newly formed North Kent Marshes Water Level Management Board (NKMWLMB).

The Board has reviewed the submitted application and notes that it seeks a determination as to whether prior approval is required for the proposed change of use of an existing agricultural building under Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

Based on the information submitted, the proposal appears to relate to the change of use of an existing building only. It does not appear to involve alterations to any watercourse, surface water drainage infrastructure, or the extent of impermeable area. On this basis, the proposal does not appear to raise any matters that would materially affect the Board's drainage interests.

The submitted Flood Risk Assessment indicates that there is no formal existing arrangement for surface water disposal and that surface water currently either infiltrates or runs off informally to the surrounding area. The Local Planning Authority may therefore wish to consider whether sufficient information has been provided to demonstrate that suitable surface water drainage arrangements exist for the proposed use.

Similarly, the submitted Flood Risk Assessment indicates that foul drainage is likely to be via a private treatment system. The Local Planning Authority may therefore wish to satisfy itself that suitable foul drainage arrangements are available for the proposed use.

Should future proposals include alterations to drainage arrangements, works affecting an ordinary watercourse, or new discharges to a watercourse, the Board would like to be reconsulted.

Should the Local Planning Authority determine that prior approval is not required, or otherwise permit the development to proceed without further consultation, the applicant is advised to contact the Board directly before undertaking any works that may affect land drainage interests, as separate consent may be required under the Land Drainage Act 1991 and/or the Board's Byelaws.

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

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