

Gravesham Borough Council
Civic Centre Windmill Street
Gravesend
Kent
DA12 1AU

Our ref: KT/2023/130808/01-L01
Your ref: 20230399
Date: 18 July 2023

Dear Alison

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

Abbey Farm Barn Church Street, Higham, Rochester, ME3 7LS.

Thank you for consulting us on the above application. We do not have any objections subject to the following **planning condition** 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.

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.

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.

Informative

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 in to the design and construction of the development proposals, where practical considerations allow, using guidance published by the document 'Improving the flood performance of new buildings: flood resilient construction', as also recommended within the submitted Flood Risk Assessment.

The reference 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.

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

Yours sincerely

Ms Laura Edwards

Planning Advisor

Direct email KSLPLANNING@environment-agency.gov.uk