

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

Telephone 01795 468000
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Our Ref: GR-2024-0596
Your Ref: 20250596

11/08/2025

Dear Sir/Madam

Application: 20250596

Proposal: Use of the land for open storage of construction-related equipment and operations related to Dalefield Way Industrial Park (B8 use) with associated installation of hardstanding/surface treatment.

Location: Land At Dalefield Way (West Gravesend Kent DA12 2FL)

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

The site is within the drainage district of the North Kent Marshes Internal Drainage Board (NKMIDB); should the local planning authority consider the tidal flood risk as a result of overtopping and breach be appropriate for the vulnerability and lifetime of the development, then the Board would like to make the following comments.

From the FRA and Drainage Strategy, it states, "Proposals are to construct 2969m² of asphalt surfacing and associated drainage that will connect into the overall SuDS system already constructed and provide 9576m² of permeable hardstanding for storage." It is a little unclear whether the asphalt is permeable or impermeable. The Board assumes the area is impermeable because there is mention that runoff from the new asphalt areas will connect into the existing drainage ditches currently installed and discharge into the flood levee corridors. We understand this system allows runoff to freely discharge into the receiving open channel watercourses, with flows controlled downstream to approved Greenfield rates by existing devices previously installed north of the application site (adjacent to the railway line). We also understand that sufficient on-line attenuation shall be provided. As such, the Board is satisfied that the current proposals align with the previously approved strategic drainage limits and SuDS principles.

However, the Applicant should be aware that the proposed additional surface water discharge will require land drainage consent in line with the Board's Byelaws (specifically Byelaw 3). 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://lowermedwayidb.co.uk/wp-content/uploads/2024/04/WMA_Table_of_Charges_and_Fees-April_2024.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. The Applicant is advised to contact the Board with a finalised scheme, including any new outfall headwall details. For information, the Board is currently reviewing its charging policy and is likely to be amending it in the coming months.

It would be prudent to apply a planning condition to ensure a full **detailed** scheme for surface water disposal, clearly showing how the new and existing systems link together, is submitted to and approved by the local planning authority.

This response is based on the information provided with the planning application and is reliant on its accuracy. The Board would be very grateful if its comments were used in their entirety.

Yours faithfully,

Anita Solomon

[Sustainable Development Officer for the North Kent Marshes Internal Drainage Board](#)

Lower Medway Internal Drainage Board.

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