

Alison Webster
Gravesham Borough Council
Sent via email

Our ref: KT/2024/131775/02-L01
Your ref: 20240448
Date: 07 August 2024

Dear Alison Webster

Conversion of existing farm office building, store and stables to a residential dwelling, ancillary home office/games room, garden storage and re-purposed stable. erection of boundary walls, repositioned vehicular access and erection of new entrance gates, and associated works.

Giles Farm, Church Street, Higham, Rochester, Kent, ME3 7LP

Thank you for consulting us on the additional information for the above application on 18 July 2024, based on this information we can now remove our objection.

Environment Agency Position- Flood Risk

We have reviewed the submitted documents in addition to the Flood Risk Assessment (FRA). We are pleased to see that the applicant has not placed sleeping accommodation on the ground floor and **do not object** to the proposal, subject to the following informatives.

Reason:

The submitted FRA demonstrates that the development will have finished floor levels for sleeping accommodation above the 1 in 200 year plus an allowance for climate change flood levels.

Informatives

Flood resistance and resilience - advice to LPA/applicant

We strongly recommend the use of flood resistance and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the Flood Risk and Coastal Change pages of the Planning Practice Guidance.

Further guidance on flood resistance and resilience measures can also be found in: Government guidance on flood resilient construction:

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience:

https://www.ciria.org/Research/Projects_underway2/Code_of_Practice_and_guidance_for_property_flood_resilience.aspx

Flood mitigation - advice to applicant/ local planning authority

Although we have no objections to the proposed development, the developer may wish to include measures to mitigate the impact of more extreme future flood events. Measures could include raising ground or finished floor levels and/or incorporating flood proofing measures. Further guidance on preparing properties for flooding can be found at <https://www.gov.uk/government/publications/prepare-your-property-for-flooding>.

Flood Warnings

The applicant/occupants should phone Floodline on 0345 988 1188 to register for a flood warning or visit <https://www.gov.uk/sign-up-for-flood-warnings>. It's a free service that provides warnings of flooding from rivers, the sea and groundwater, direct by telephone, email or text message. Anyone can sign up.

Flood warnings can give people valuable time to prepare for flooding – time that allows them to move themselves, their families and precious items to safety. Flood warnings can also save lives and enable the emergency services to prepare and help communities.

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

Yours sincerely

Ms Laura Edwards

Planning Advisor

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