

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

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Our Ref: GR-23-20230399/FULL Abbey Fm

Your Ref: 20230399/FULL

30/06/2023

For the attention of Mrs Alison Webster

Dear Sir/Madam

Application: 20230399

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

Location: Abbey Farm Barn, Church Street, Higham, Rochester Kent

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 it is proposed to discharge surface water to a watercourse. The Board has no objection in principle to the proposal but require further details to determine if the watercourse is the 'main river' or the ordinary watercourse nearer the site that falls under the IDB's jurisdiction. The proposed discharge may require land drainage consent in with the Board's Byelaws (specifically Byelaw 3 available at https://lowermedwayidb.co.uk/wp-content/uploads/2023/02/NKMIDB_Byelaws_DEFRA-approved.pdf). Any consent granted will likely be conditional, and a Surface Water Development Contribution fee may be required, calculated in line with the Board's charging policy (available at https://www.wlma.org.uk/uploads/WMA_Table_of_Charges_and_Fees.pdf). Although this proposal utilises an existing structure, we also have to consider the increase in impermeable area from any additional hard standing for example parking bays or similar and we have to consider where the existing surface water drains to. For information, the Board's Byelaws do not apply to 'main river' and the applicant is advised to approach the Environment Agency directly to discuss the proposals for surface water discharge to main river. In addition, the discharge of treated foul water to a watercourse under our jurisdiction of the Board also requires land drainage consent from the Board and further detail should be supplied on the 'private treatment system' proposed.

It would be prudent to condition any permission that prior to development a detailed assessment/scheme for surface water disposal based on SuDS principles, is submitted to and approved by the local planning authority and the scheme is verified on site by a competent engineer once constructed and prior to occupancy of the holiday lets. Similarly, a planning condition covering a scheme for the disposal of foul water should be considered.

It would also be prudent to formally condition any permission that prior to development a maintenance schedule for the surface water scheme is submitted to and approved by the local planning authority. It should specify ownership, a timetable for implementation, provide a management and maintenance plan for the lifetime of the development. All SuDS should be located in accessible areas, and a plan should be included addressing the frequency of maintenance for each

SuDS feature based on guidance in the CIRIA SuDS Manual 2015 as well as details of who will carry out the maintenance.

Once a detailed scheme has been developed and no longer subject to significant change, the applicant is advised to contact the Board directly to start the consenting process (if surface water is proposed to go to the ordinary watercourse).

Although not within the Board's remit, we would still like to make comment in view of the introduction of potentially non-local occupants that may be unaware of the flood risk on the site and the introduction of sleeping accommodation, effectively on ground floor level. It would be prudent to condition any permission that prior to development a detailed scheme for flood resilience measures is submitted to and approved by the local planning authority, including details of the finished ground floor level and an evacuation plan. The scheme should be verified on site by a competent engineer once constructed and prior to occupancy of the holiday lets.

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 are used in their entirety.

Yours faithfully,

Anita Soloman

Anita Soloman

Technical Officer

Lower Medway Internal Drainage Board.

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