

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

Telephone 01795 468000
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Our Ref: GR-2024-0199
Your Ref: 20240199

17/04/2024

Dear Sir/Madam

Application: 20240199

Proposal: Erection of a new three storey office building, for use Class E and installation of solar panels to roof. Erection of a single storey storage building with integral roof lights, for use Class B8 and associated parking and landscaping.

Location: Dalefield Industrial Park Dalefield Way Gravesend Kent

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.

As the development is providing additional office/warehouse floor space over 1,000 square meters, Kent County Council, the Lead Local Flood Authority should be consulted. The Board recognises that the proposed development does not increase the impermeable area or increase surface water run-off, and that the drainage routes are not significantly altered to affect downstream conditions. Furthermore, as the development utilises existing outfalls, land drainage consent is not required from the Board although, it should be noted that the main river mapping shows a culverted route of main river below the application site, which may have Environment Agency permitting implications.

It may be prudent to condition any permission that prior to development, a scheme detailing flood resilience and resistance measures incorporating appropriate climate change factors and specific to the building construction, be submitted to and approved by the local planning authority. This would help reduce the potential for flood damage to the development.

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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