

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

Telephone 01795 468000
Email: enquiries@lmidb.co.uk



Our Ref: GR20250994

Your Ref: 20250994

16/12/2025

Dear Sir/Madam

Application: 20250994

Proposal: Demolition of existing industrial/commercial unit and reconstruction of new commercial unit, including removal of existing containers.

Location: Plot 8 Norfolk Road Gravesend Kent

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

The site lies within the drainage district of the North Kent Marshes Internal Drainage Board (NKMIDB), and a designated main river appears to run through the site boundary within a culvert, as shown by the aerial photograph below.



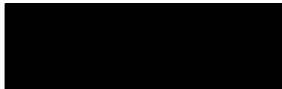
The main river comes under the jurisdiction of the Environment Agency, and we note and support their objection regarding the absence of a Flood Risk Assessment (FRA). In addition, the proposed building footprint falls within 8m of the main river, and the Applicant is advised to discuss the requirements for obtaining a Flood Risk Activity Permit (FRAP) from the EA for work within 8 metres of the watercourse.

The site seems to already consist of hardstanding, but the FRA should address any proposed increase in impermeable area and explore the opportunities for SUDS. The Applicant should be aware that a proposal to discharge surface water from the site into a watercourse will be subject to a 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/2025/09/NKMIDB_Charging_Policy_Sept_2025.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.

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 Soloman

Sustainable Development Officer for the North Kent Marshes Internal Drainage Board

Lower Medway Internal Drainage Board.

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