

**FLOOD RISK ASSESSMENT**

**FOR**

**21/00069/COU | - CHANGE OF USE FOR  
DWELLING, DOG GROOMING AND  
EQUESTRIAN**

**AT**

**ROBIMAUER FARM, CLEMENT STREET,  
SWANLEY, KENT, BR8 7PQ**

**ON BEHALF OF**

**AMANDA HYDE**

**Project ref: 29107/FRA/DJC**

**Date First Issued: 02<sup>nd</sup> July 2021**

**Issue: 01**

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Document Revision Box			
Revision	Date	Description	Author
01	02 <sup>nd</sup> July 2021	Planning Issue	DJC

## **1.0 Introduction**

GGP Consult has been instructed by Amanda Hyde to prepare a flood risk assessment for the proposed change of use from dog grooming and equestrian to a dwelling, dog grooming and equestrian at Robimaur Farm, Clement Street, Swanley, Kent, BR8 7PQ.

The proposed change of use has been granted planning permission by Dartford Borough Council under reference 21/00069/COU. Condition 3 of the decision notice requires a flood risk assessment to be undertaken to evaluate flood risk to the site and detail appropriate mitigation. The full condition can found below.

### Condition 3

*'The development hereby approved shall not be commenced until a surface water flood risk assessment has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved Flood Risk Assessment and any approved flood mitigation measures shall be completed prior to the occupation of the approved dwelling and thereafter be maintained.'*

Refer to Appendix I for full decision notice.

The following assessment will address condition 3 of the decision notice and demonstrate compliance with local planning policy outlined within the Dartford Borough Council Strategic Flood Risk Assessment (SFRA) and the National Planning Policy Framework (NPPF).

## **2.0 Description of Existing Site**

The site is located at Robimaur Farm off Clement Street. The site is approximately 5.25km south west from the centre of Dartford under grid reference TQ 53686 70715. The M25 is located 825m to the east.

Refer to Appendix II for site location plan.

The site is located within an agricultural area with fields surrounding the entire site.

The surrounding area falls from west to east with the site having an approximate level of 30m AOD.

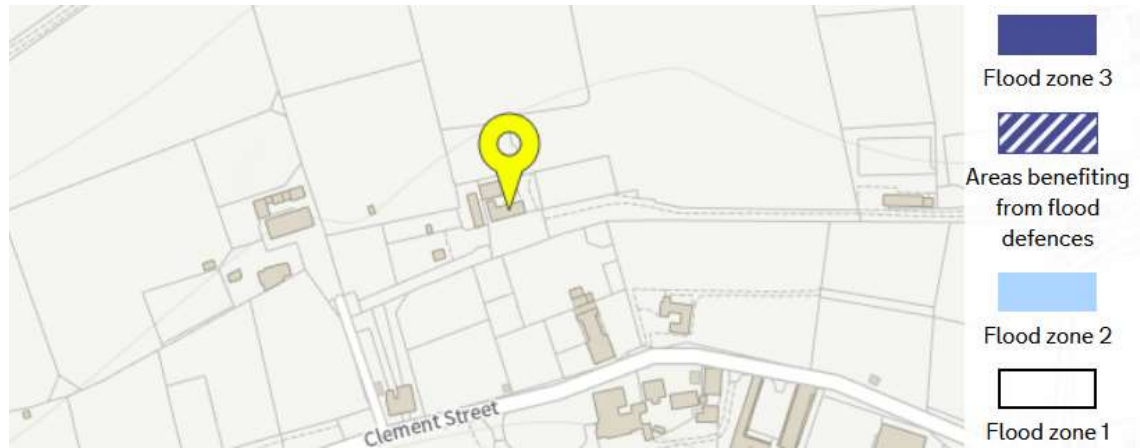
Three buildings are located within the site, two used as stables within one operating as a dog grooming salon. A hardstanding area of around 60m<sup>2</sup> is located adjacent to the dog grooming building.

**3.0 Description of Proposed Development**

The interior and exterior of the existing dog grooming salon building is to be changed to incorporate a dwelling. Refer to Appendix III for the revised ground floor plan.

Refer to Appendix IV for the proposed site plan.

As shown in the below Environment Agency flood risk map, the site is located within flood zone 1.



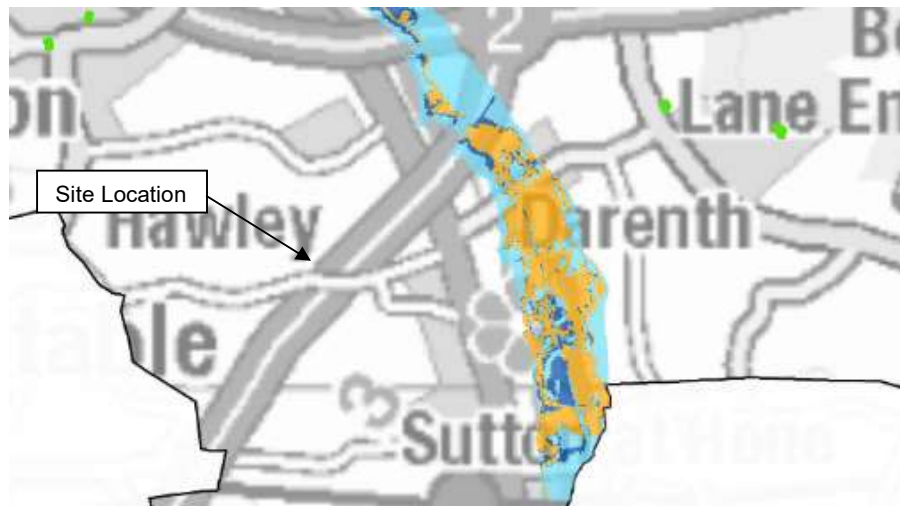
**Extract of the Environment Agency Flood Risk Map**

This means the site is at less than a 1 in 1000 annual probability of river and sea flooding.

A level 1 and 2 Strategic Flood Risk Assessment (SFRA) has been prepared for Dartford Borough Council by JBA Consulting.

A key element of the SFRA is that it has collated all known sources of flooding, including tidal, river, surface water (local drainage), sewers and groundwater.

With reference to the latest SFRA indicative flood risk maps, the proposed development is located within flood zone 1.



**Extract of the Dartford Borough Council Flood Risk Zone Map**

#### 4.0 Flood Risk Vulnerability Classification of the Proposed Development

With reference to table 2 of the NPPF technical guide, the change of use to a dwelling is classified as **'More Vulnerable'**.

With reference to table 3 of the technical guide, developments with 'more vulnerable' classifications within flood zone 1 are appropriate.

**Table 3: Flood risk vulnerability and flood zone 'compatibility'**

Flood risk vulnerability classification (see table 2)	Essential infrastructure	Water compatible	Highly vulnerable	More vulnerable	Less vulnerable
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	✓	Exception Test required	✓	✓
Zone 3a	Exception Test required	✓	✗	Exception Test required	✓
Zone 3b functional floodplain	Exception Test required	✓	✗	✗	✗

**Key:** ✓ Development is appropriate.  
✗ Development should not be permitted.

**Table 3 from the NPPF Technical Guide**

#### 4.1 Requirements of the Flood Risk Assessment

A detailed flood risk assessment has been requested by the council. Following a review of the Spatial Planning and Development Control Recommendation Matrix.

##### **Flood Zone 1 – Requirements**

1. Floor Risk from other sources should be assessed.
2. Finish floor level shall be set 150mm above average site level (where possible).

Section 6 onwards will consider the flood risk to the site in detail and confirm if the proposal will be safe from flood risk.

Table 8-3: Spatial Planning and Development Management Recommendations

FLOOD ZONE				
Recommendation	Development within Goole and Hedon should refer to the latest Level 2 SFRAs for these two areas. The Level 2 SFRAs provides additional guidance and recommendations for these areas and these must be considered over and above the recommendations provided for the flood zones in this table.			
	Zone 3b (Functional Floodplain)	Zone 3a (High Probability)	Zone 2 (Medium Probability)	Zone 1 Low Probability
<b>SPATIAL PLANNING RECOMMENDATIONS</b>				
Sequential Test	Required.	Required (unless the site falls under one of the circumstances below).	Required (unless the site falls under one of the circumstances below).	Not required unless information shows there may be flooding issues now or in the future (see Sequential Test map). If information shows the site may be at risk in the future, the Sequential Test should be undertaken to determine if there are more appropriate sites for the development.
Exception Test	Minor developments (as defined by the Planning Practice Guidance) need not undertake the Sequential Test. Sequential Test does not need to be applied to minor developments and changes of use, except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site. Replacement dwellings with no increase in the number of dwellings or footprint of dwellings need not undertake the Sequential Test.	Must be passed for Essential Infrastructure	Must be passed for More Vulnerable development and Essential Infrastructure	Must be passed for Highly Vulnerable development
Land Use	Should be restricted to Water Compatible development. Essential Infrastructure only permitted if Exception Test is passed.	Should be restricted to Water Compatible, Essential Infrastructure or Less Vulnerable development. More Vulnerable development and Essential Infrastructure only permitted if Exception Test can be passed.	Should be restricted to Water Compatible, Less Vulnerable, and Essential Infrastructure or More Vulnerable development. Highly Vulnerable only permitted if Exception test can be passed.	All allowed.
Buffer Zone	Development free buffer zones around watercourses should be provided according to the following risk management authority by-laws. Buffer zones should be free of buildings and structures, trees, shrubs, willow or similar growth. <ul style="list-style-type: none"> <li>Environment Agency: Works in, over, under or within a 'Main River,' (as shown on maps in Appendix D), and within 8metres of 'Main Rivers' (or flood defence where present), will require an Environmental Permit from the Environment Agency. This buffer zone increases to 16metres on tidal 'Main Rivers' and from sea defences. There must be no new development in these areas.</li> <li>IDBs: with the exception of Thortree IDB, IDBs in East Riding require a minimum 9 metre wide buffer zone around IDB and ordinary watercourses.</li> <li>Thortree IDB: 6 metre wide buffer zone around IDB watercourses.</li> </ul>			
Important Considerations	Where developments contain different elements of vulnerability, the highest vulnerability category should be used, unless the development is considered in its component parts.	Essential Infrastructure that has to be in Zone 3b and has passed the Exception Test, and Water Compatible development should <ul style="list-style-type: none"> <li>be designed and constructed to remain operation and safe for users in times of flood.</li> <li>Result in no net loss of floodplain.</li> <li>Not impede water flows and not increase flood risk elsewhere.</li> </ul>	Essential Infrastructure should be designed and constructed to remain operation and safe in times of flood.	Sites in Zone 1 may be at risk from other sources of flooding e.g. surface water, groundwater, and artificial sources. The Local Planning Authority should assess this risk as provide an explanation of how the risk will be addressed/managed. Flood Zones do not normally include risk from watercourses with a catchment area less than 3km <sup>2</sup> . Risk from these watercourses will need to be considered as part of a detailed FRA. These are areas on the flood zones maps where a watercourse is shown on Ordnance Survey mapping but no flood zones exist.
<b>DEVELOPMENT MANAGEMENT RECOMMENDATIONS</b>				
Sequential Test	Required.	Required (unless the site falls under one of the circumstances below).	Required (unless the site falls under one of the circumstances below).	Not required unless information shows there may be flooding issues now or in the future from any source. The Level 1 SFRA climate change maps should be used as a starting point to identify areas that may be at risk from fluvial or tidal flooding in the future. If information shows the site may be at risk in the future, the Sequential Test should be undertaken to determine if there are more appropriate sites for the development.
Detailed FRA	Need not apply if the site is allocated in the Local Plan unless the proposal is for a use for which the site was not allocated for or if evidence suggests the level of flood risk has increased since the site was allocated. Minor developments (as defined by the Planning Practice Guidance) need not undertake the Sequential Test. Sequential Test does not need to be applied to minor developments and changes of use, except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site. Replacement dwellings with no increase in the number of dwellings or footprint of dwellings need not undertake the Sequential Test.	Required, including minor development and change of use.	Required – including minor development and change of use.	Required for sites greater than 1 ha in area. Required for sites where they could be affected by other sources of flooding other than rivers and sea.
Finished Floor Level	Required, including minor development and change of use.	Required – including minor development and change of use.	Required – including minor development and change of use.	Consider it Environment Agency National Flood Risk Standing Advice applies.
Finished Floor Level	An assessment of the residual risk of flooding will be required for FRAs where sites are protected by flood defences. Applicants are encouraged to demonstrate their proposal will deliver a positive reduction in flood risk overall. If this is not possible then consideration needs to be given to whether a contribution to flood risk management infrastructure may be appropriate. The FRA should specify whether the site is in an area of surface water or groundwater risk and, if so, provide an explanation of how the risk will be addressed.	Finished floor levels to be set at 600mm above average site level or adjacent road frontage level, 'design flood' level or maximum historic flood level (if available), whichever is higher. An additional 300mm flood proofing should also be provided. (Road frontage level defined as the average between the gutter and the crown of the road).	Finished floor levels to be set at 300mm above average site level or adjacent road frontage level, 'design flood' level or maximum historic flood level (if available), whichever is higher. An additional 300mm flood proofing should also be provided. (Road frontage level defined as the average between the gutter and the crown of the road).	No minimum level stipulated however this should be informed by the site specific Flood Risk Assessment, considering the predicted impacts of climate change and other sources of flooding. Where not specified, Finished Floor Levels should be raised 150mm above average ground levels or adjacent road frontage (whichever is highest), providing a nominal level of protection.
Access and Egress	This zone is restricted to Water Compatible development Essential Infrastructure. Essential Infrastructure will only be permitted if the Exception Test is passed.  In the event either of the above are permitted, then the availability of safe access and egress will need to be demonstrated.	Flood access and egress routes should allow occupants to safely access and exit their property in design flood conditions over the lifetime of the development. Vehicular access for emergency services to safely reach the development will also normally be required. Wherever possible, safe access routes should be provided that are located above design flood levels and avoid flow paths. Where this is not possible, limited depths of flooding may be acceptable, providing the proposed access is designed with appropriate signage etc to make it safe. The acceptable flood depth for safe access will vary depending on flood velocities and the risk of debris within the flood water. In areas protected by defences, a safe refuge should be available on an upper floor to provide an immediate route of escape in the event of a defence breach. Evacuation routes should not direct evacuees to 'dry islands' i.e. dry areas completely surrounded by flood water.		No restrictions stipulated by PPG. However, other sources of flooding should also be considered when looking at access and egress.
Basements	Basements not permitted.	Separate dwellings at basement level are not permitted.  Where a basement would form part of a dwelling split over 2 storeys, basements may be acceptable providing <ul style="list-style-type: none"> <li>the access point is above the 1% AEP fluvial or 0.5% AEP tidal events plus climate change (whichever is greater).</li> <li>there must be no sleeping accommodation in the basement.</li> <li>the basement must be appropriately flood resistant to prevent ingress of water through floors and walls.</li> </ul> This also applies to Changes of Use.	Where a basement would form part of a dwelling split over 2 storeys, basements may be acceptable providing the access point is above the 1% AEP fluvial or 0.5% AEP tidal events plus climate change (whichever is greater). The basements must be appropriately flood resistant to prevent ingress of water through floors and walls.	
Surface Water and Site Drainage	Surface water drainage assessment needed.	Surface water drainage assessment needed.	Surface water drainage assessment needed.	Surface water drainage assessment.
Surface Water and Site Drainage	Surface water drainage assessments need to report into how surface water affects a site and the surrounding area. They should also include information on what effect the development will have on surface water flood risk and outline measures the developer will need to take so that runoff rates will meet local and national guidance. For Greenfield developments, the peak runoff rate to any highway, drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1% AEP rainfall event should never exceed the peak greenfield runoff rate for the same development. From previously developed sites a minimum of 30% reduction in the existing discharge rate will be required along with sufficient proof that flood risk will not be increased by the proposed discharge. If the LFA consider that an unacceptable flood risk may result from the calculated brownfield runoff rate then a reduced discharge rate will be imposed on, or agreed with, the developer. Detailed Standing Advice on surface water drainage is available on the Council's website – <a href="#">East Riding of Yorkshire Council Sustainable Drainage Systems &amp; Surface Water Drainage Requirements For New Development, Combined Planning Note and Standing Advice (September 2016)</a> . SuDS should be implemented on all sites unless it is demonstrated that they are not practicable. Any SuDS design should take due account of groundwater and geological conditions.			

FLOOD ZONE				
Recommendation	Development within Goole and Hedon should refer to the latest Level 2 SFRA for these two areas. The Level 2 SFRA provides additional guidance and recommendations for these areas and these must be considered over and above the recommendations provided for the flood zones in this table.			
	Zone 3b (Functional Floodplain)	Zone 3a (High Probability)	Zone 2 (Medium Probability)	Zone 1 Low Probability
Cumulative Impact of Development	Development, including minor development, proposed in areas of past and planned future development, should consider the cumulative impact of the development as part of site-specific FRAs and drainage strategies. The cumulative impact assessment should also consider the effect of the development on sewerage capacity.			
Buffer Zone	Development free buffer zones around watercourses should be provided according to the following risk management authority by-laws. Buffer zones should be free of buildings and structures, trees, shrubs, willow or similar growth. <ul style="list-style-type: none"> <li>Environment Agency: Works in, over, under or within a 'Main River,' (as shown on maps in Appendix D), and within 6metres of 'Main Rivers' (or flood defence where present), will require an Environmental Permit from the Environment Agency. This buffer zone increases to 15metres on tidal 'Main Rivers' and from sea defences. There must be no new development in these areas.</li> <li>IDBs: with the exception of Thortree IDB. IDBs in East Riding require a minimum 9 metre wide buffer zone around IDB and ordinary watercourses.</li> <li>Thortree IDB: 6 metre wide buffer zone around IDB watercourses.</li> </ul>			
Compensatory storage	Where proposed development will result in a reduction in the total volume of flood storage, developers should provide compensatory storage. The compensatory flood storage should be provided within areas currently outside of Flood Zones 3b, 3a and 2, flood water must be able to flow in and out unaided, and must be provided on a level for level, volume for volume basis within the site boundary. The compensation should be considered in the context of the 1% AEP flood level and include an allowance for climate change. If the land is not inside the site boundary, the compensatory storage should be in the immediate vicinity of the site and under the developer's ownership/control. All proposed compensatory storage should be supported by a site specific FRA which needs to demonstrate there is no loss of flood storage capacity, no subsequent effect on flood risk elsewhere, and must include details of an appropriate maintenance regime to ensure it continues to function throughout the lifetime of the development. Guidance on how to address storage is provided in Appendix A3 of the CIRIA publication C624. Compensatory storage areas should be included within the Functional Floodplain layer to protect the land against any development in the future.		An assessment of 'Other sources of flooding' risk should consider the implications of flood risk on others, and the need for floodplain compensation. A starting point for this assessment should be the 'design flood event'. Appropriate allowances should be incorporated for assessing climate change.  Developments would not normally be required to compensate for groundwater, or artificial source of flooding, however this should be confirmed with the relevant risk management authority.	
	In areas where floodplain compensation is necessary but cannot be provided in line with the guidance (e.g. because the site is entirely within Flood Zone 3, or other restrictions), a pragmatic approach to providing compensatory storage will be considered if appropriate. In these circumstances, the relevant risk management authorities should be contacted early (e.g. pre-application stage).  Where there are multiple sources of flood risk, each individual source should be considered; and ensuring that the overall scheme does not increase the risk of flooding onsite or to others.			
Raising of ground levels	Raising of ground levels should not be permitted in this Zone.	If modifying ground levels to raise the land above the required flood level is proposed care must be taken to ensure there is no subsequent effect on flood risk elsewhere and compensatory storage should be provided within areas that currently lie outside of Flood Zones 2 and 3 to ensure compensation is provided on a 'level for level' and 'volume for volume' basis, without affecting flood flow routes. All proposals should be supported by a detailed site specific flood risk assessment. The FRA should also show that raising of ground levels will not cause increased ponding or build-up of surface water on third party land or property, including those in Flood Zone 1.  The raising of ground levels may also affect the residual flood risks to others (e.g. by redirecting flow). In these cases, the FRA must demonstrate that residual flood risks to others is not significantly increased (e.g. by increasing the predicted flood hazard or speed of onset).		Any alteration of ground levels should not cause increased ponding or build-up of surface water on third party land or property.
Flood Resistance	Flood resistance involves measures designed to keep flood water out of properties and businesses where the predicted flood depths are expected to be less than 0.6 metres (or 600mm). These should ideally be passive. Active resistance measures must be accompanied by a demonstration that equivalent passive resistance measures cannot be achieved and where a plan exists that ensures these measures are effective and can be implemented prior to the onset of flooding. In cases where flood risk remains to a development, for example residual risk, additional measures can be implemented to reduce damage. These measures should not be relied upon as an appropriate mitigation measure and their effectiveness is often reliant on a reliable forecasting and warning system to ensure measures are deployed in time.			
Flood Resilience	Flood resilience involves measures designed to reduce the impact of water once it enters property. Buildings can be designed and constructed to accept that water will enter the building itself, by aiming to reduce the impact of water entering to avoid permanent damage, maintain structural integrity and allow easy drying and cleaning. This allows faster re-occupancy of the building after the flood event. Examples of resilience measures include: <ul style="list-style-type: none"> <li>Use of water-resistant materials</li> <li>Installation of electrical circuitry at higher levels</li> <li>Use of non-return valves to prevent waste water pushing up through plugs or lavatories</li> </ul> Further information can be found in the publication <a href="#">Improving the Flood Performance of New Buildings: Flood Resilient Construction (2007)<sup>14</sup></a>			
Other	The proposed development must not result in an increase in flood risk to neighbouring properties and communities downstream. Sites may be at risk from multiple sources of flooding. These risks should be considered both independently and cumulatively to ensure that this will not increase flood risk elsewhere. 'Other sources' of flood risk include those listed in the Flood Risk Guidance Note (dated October 2017) Sections 1.7 to 1.13 and those shown in Appendix D (Surface Water maps), Appendix E (Flood Risk from Groundwater) and Appendix F (Canals & Reservoirs).			

## 5.0 Sequential & Exception Test

As the development is located within flood zone 1 and a change of use, no sequential test is required.

**Therefore, the sequential and exception tests are passed.**

## 6.0 Flood Risk

As part of the production of the SFRA from Dartford Borough Council, flood risk from numerous sources were modelled and subsequently used to establish the boundaries of each particular flood zone.

Modelling outputs/mapping etc. from the SFRA have been produced using recognised hydraulic theory. The maps shall therefore be used as a means of assessing flood risk to the site.

Other sources of information, including The Environment Agency, and the British Geological Survey shall also be used to assess the flood risk to the site.

The Flood Risk to the site can be divided into 6 main elements;

1. Fluvial / Tidal Flooding
2. Pluvial / Surface Water Flooding
3. Groundwater Flooding
4. Historic Flooding
5. Reservoir Flooding

The following section will follow the headings noted above.

### 6.1 Fluvial / Tidal Flooding

As shown in the below Environment Agency rivers and sea flood risk map, the site is at 'very low' risk from river or sea flooding. This means the site has less than 0.1% chance of flooding each year.



**Extract from Environment Agency Rivers and Sea Flood Risk Map**

Therefore, with reference to the EA surface water flood risk map, flood risk is very low.



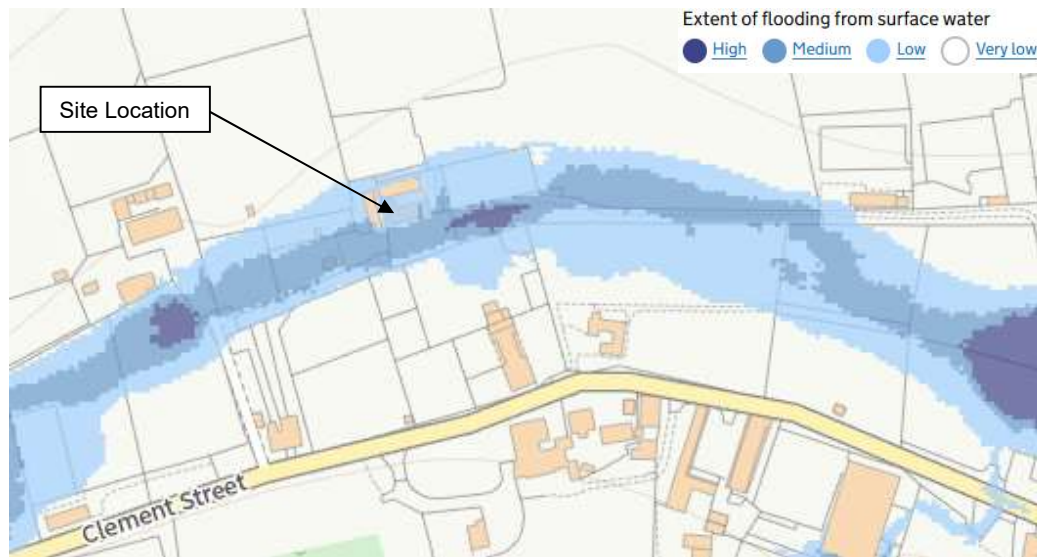
## 6.2 Pluvial / Surface Water Flooding

Surface water flood risk has recently been assessed on a national level by The Environment Agency. Maps were released in December 2013, which are some of the most comprehensive surface water flood risk maps in the world.

'The Surface Water mapping involves cutting edge technology, with flood experts using models to observe how rainwater flows and ponds. Then producing maps that take local topography, weather patterns and historical data into account.'

The below surface water flood risk map shows the site area to be at 'low' risk of surface water flooding, equating to less than 0.1% chance of flooding each year, with a small area showing to be at 'medium' risk of surface water flooding, equating to between 1% and 3.3% chance of flooding each year.

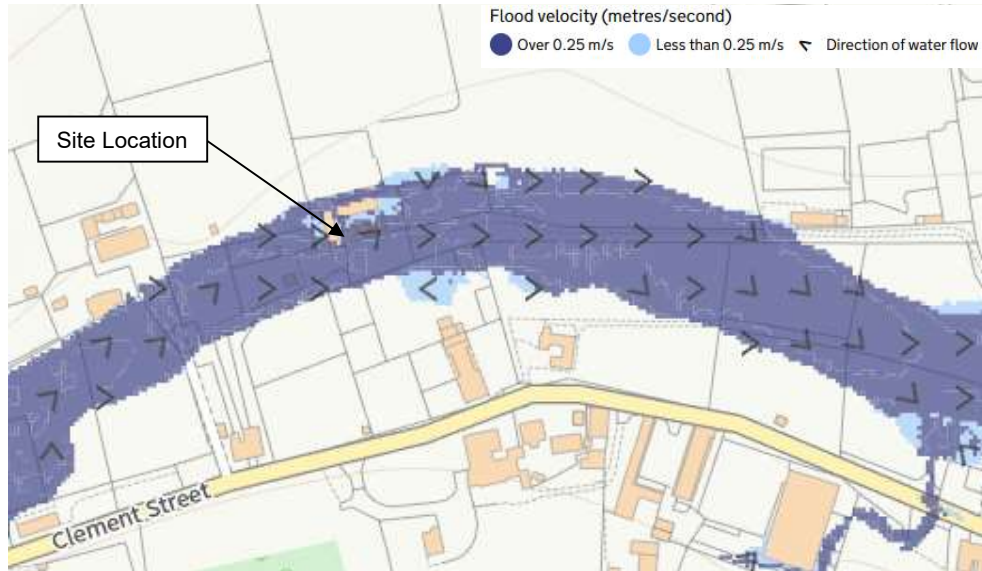
As seen in the below map, the site is located on the edge of a surface water flow path. From assessing local levels, the flow path flows from west to east.



**Extract from Environment Agency Surface Water Flood Risk Map**

The Environment Agency surface water low risk velocity map, as shown below, models the flow of surface water flood event. This shown surface water flowing at a high velocity to the east along the access road into the site.

As the surface water flows with a high velocity to the east, this prevent surface water ponding, further reducing the risk posed by surface water.



Therefore, with reference to the EA surface water flood risk map, flood risk is low.

### 6.3 Groundwater Flooding

Groundwater flooding is caused by large amounts of rainfall which causes the water table to rise and breach the ground level.

As indicated in the Dartford Borough Council groundwater flood map below, the site is susceptible to groundwater flooding.



**Extract from Dartford Borough Council Groundwater Flood Risk Map**

Therefore, the risk posed by groundwater is considered moderate.

#### 6.4 Historic Flooding

As shown in the historic flood risk map below, which shows the maximum extent of flooding from all individual recorded floods from river, sea and groundwater springs, shows the area not susceptible to historic flood events.



Extract from Historic Flood Risk Map

Therefore, the risk posed by historic flooding is considered negligible.

#### 6.5 Reservoir Flooding

An excerpt from the Environment Agency flood map for reservoir flooding is shown below. The flood map does not identify any potential flood risk to the site or surrounding area.



Extract from Environment Agency Reservoir Flood Risk Map

Therefore, the risk posed by reservoir flooding is considered negligible.

## 7.0 **Summary and Recommendations**

Following a review of the Spatial Planning and Development Control Recommendation Matrix. The following requirements are expected to be incorporated within the proposed development.

### **Flood Zone 1 – Requirements**

1. Floor Risk from other sources should be assessed.
2. Finish floor level shall be set 150mm above average site level (where possible).

As the proposal is for a change of use, the raised finished floor cannot be applied if the existing building is not already raised.

However, even if the 150mm raised floor cannot be adopted, the risk of flooding to the site is low.

Through the risk from flooding is low, it is recommended the occupant signs up to the Environment Agency flood warning system through the below link.

<https://www.gov.uk/sign-up-for-flood-warnings>

From GGP CONSULT

Report Written by:-



**D. Cook**  
Project Engineer

Report Checked by:-



**J. H. Collins BSc. (Hons), MCIWEM**  
Senior Civil Engineer  
Drainage & Infrastructure

## **APPENDIX I**

Decision Notice

**Reference Code of Application:**  
DA/21/00069/COU

AJ's Dog Salon/Amanda Hyde  
C/o Mr Graham Simpkin  
Graham Simpkin Planning Ltd  
2 The Parade  
Ash Road  
Hartley  
Kent  
DA3 8BG

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)  
(ENGLAND) ORDER 2015**

**Notification of Grant of permission  
to Develop Land**

**TAKE NOTICE** that the **DARTFORD BOROUGH COUNCIL**, the district planning authority under the Town and Country Planning Acts, **HAS GRANTED PERMISSION** for the development of land situated at  
**Robimaur Farm Clement Street Swanley Kent**

Referred to in your application for permission for development registered on the 19th January 2021

And being

**Change of use from dog grooming and equestrian, to a dwelling, dog grooming and equestrian. Internal and external alterations to barn proposed for dwelling and dog grooming salon (restricted to 4 grooms per day).**

**Permission is GRANTED subject to the following condition(s):**

**Time Limits and Approved Plans**

- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 02 The development shall be carried out in accordance with the following plans and documents: 3180 07; 3180 05B; 3180 06A; Design, Access and Planning Statement ref. 3180.

**Before Development Commences**

- 03 The development hereby approved shall not be commenced until a surface water flood risk assessment has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved Flood Risk Assessment and any approved flood mitigation measures shall be completed prior to the occupation of the approved dwelling and thereafter be maintained.

## **Before Occupation**

- 04 The dwelling hereby permitted shall not be occupied until the completion of the alterations to the building in accordance with the approved drawings, including the installation of an acoustic door set and sound insulated separating wall (which shall thereafter be maintained) between the dwelling and the dog salon in accordance with the specification set out within drawing No. 3180 06A.
- 05 The dwelling hereby permitted shall not be occupied until the installation of fencing around the rear garden of the approved dwelling in accordance with the details shown on drawing No. 3180 06A. This boundary treatment shall thereafter be maintained.

## **Ongoing Condition(s)**

- 06 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) no extensions, alterations or other form of enlargement to the residential development hereby permitted, nor erection of porches, outbuildings, hardstandings, storage tanks, gates, fences, walls or other means of enclosures, shall take place without the prior written permission of the Local Planning Authority.
- 07 With the exception of that shown on the approved drawings, no external lighting shall be installed at the site without the prior written permission of the Local Planning Authority.
- 08 No further shipping containers or other portable structures shall be installed on the site in association with either the residential, dog grooming or equestrian uses, nor for any other purposes, without the prior written permission of the Local Planning Authority.
- 09 The external finish of the walls of the approved dwelling and dog grooming salon building shall remain black stained weatherboarding unless otherwise agreed in writing by the Local Planning Authority.
- 10 The floor area within the building that is annotated 'dog salon' on drawing No. 3180 06A shall be utilised as a dog grooming salon only and for no other purpose whether permitted or not by virtue of the provision of the Schedule of the Town and Country Planning (Use Classes) Order 1987 (as amended), (or any Order amending, revoking and re-enacting that Order) or the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order).
- 11 The use of the dog grooming salon shall not be carried on outside the hours of 09:00 to 18:00 Mondays to Fridays and 10:00 to 16:00 Saturdays with no working on Sundays or Bank Holidays.
- 12 The number of dogs that may be groomed in any one day shall be restricted to a maximum of four. Each grooming appointment shall be recorded, and the records maintained and made available for inspection by the Local Planning Authority on request.
- 13 The site shall be occupied in accordance with the submitted Site Management Plan (para. 7.17, Design, Planning and Access Statement).

**And for the following reason(s):**

- 01 In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
- 02 For the avoidance of doubt and to ensure a satisfactory form of development.
- 03 In order to minimise the risk of flooding to future occupiers whilst preventing any increase in flood risk outside the site boundaries and in accordance with Policy CS24 of the Core Strategy.
- 04 In order to ensure a satisfactory standard of residential accommodation and to prevent a noise nuisance for the future occupiers of the dwelling and in accordance with Policies DP5 and DP7 of the adopted Dartford Local Plan.
- 05 In order to ensure a satisfactory appearance and in the interest of the amenities of the future occupiers, and in accordance with Policy DP8 of the adopted Dartford Local Plan.
- 06 To enable the Local Planning Authority to consider any further development on its merits, having regard to the amount of development already permitted on the site and the openness of the Green Belt and in accordance with Policies DP2 and DP22 of the adopted Dartford Local Plan.
- 07 In the interests of the visual amenity and openness of the Green Belt and to prevent harm to the amenities of neighbouring residents and in accordance with Policies DP4 and DP22 of the adopted Dartford Local Plan.
- 08 In order to prevent harm to the openness of the Green Belt in accordance with policy DP22 of the adopted Dartford Local Plan.
- 09 In order to maintain the rural character of the building and to prevent it becoming more prominent in the landscape in the interest of visual amenity and maintaining the openness of the Green Belt and in accordance with policy DP22 of the adopted Dartford Local Plan.
- 10 In order to ensure that the impact of any alternative proposed use in respect of Green Belt openness, residential amenity and traffic generation can be assessed, and in accordance with Policies DP3, DP5 and DP22 of the adopted Dartford Local Plan.
- 11 To avoid unreasonable disturbance outside normal working hours to nearby residential properties contrary to Policy DP5 of the adopted Dartford Local Plan.
- 12 In order to limit the intensity of the use and its potential impact upon the Green Belt and highway conditions and in accordance with Policies DP3 and DP22 of the adopted Dartford Local Plan.
- 13 In order to ensure that the amenities of the occupier of the dwelling are not adversely affected by the use of the adjacent stables and in accordance with Policy DP5 of the adopted Dartford Local Plan.

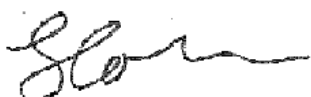


**ADDITIONAL INFORMATIVE**

The applicant is advised that the granting of planning permission does not negate or override the need to obtain any other necessary consents related to this development and required under separate legislation.

Working positively and proactively:

In reaching a decision on this application, the Borough Council has implemented the requirements of the National Planning Policy Framework in order to secure developments that improve the economic, social and environmental conditions of the area.



Signed.....  
Head of Planning Services

Dated this 11<sup>th</sup> June 2021

**Your attention is drawn to the notes attached.**

### NOTIFICATION TO APPLICANT

#### SCOPE OF CONSENT:

This permission is confined to permission under the Town and Country Planning (Development Management Procedure) (England) Order 2015, and does not obviate the need to comply with any other enactment, bye-law, or other provision whatsoever or of obtaining from the appropriate authority or authorities any permission, consent, approval or authorisation which may be necessary.

#### APPEALS TO THE SECRETARY OF STATE:

If you are unhappy with the decision of the Council to grant permission or approval subject to conditions, you may appeal to the Secretary of State for the Environment within **six** months of receipt of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

Tel: 0303 444 5000

Online: <https://www.gov.uk/government/organisations/planning-inspectorate>

Email: [enquiries@planninginspectorate.gov.uk](mailto:enquiries@planninginspectorate.gov.uk)

(1) The inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning.

(2) The Secretary of State has power to allow a longer period for lodging an appeal but he will not normally be prepared to do so unless there are special reasons for the delay in lodging the appeal.

(3) The Case Officer who dealt with the application will be able to advise further on the appeal process if necessary.

#### MINOR AMENDMENTS

Please note that if you intend to carry out any alterations, amendments or deviate from the approved plans, new plans together with completed "Non-Material Amendment" application forms must be submitted to the Dartford Borough Council for consideration. Forms can be downloaded from [www.dartford.gov.uk](http://www.dartford.gov.uk).

The fee for this will be as follows: For Non-material amendments apps:

**Householder fee £34; All other cases £234**

#### DISCHARGE OF CONDITIONS

Request for written confirmation of the discharge of condition or conditions attached to a grant of planning permission:

**£34 for each request that relates to a permission for a householder development; £116 All other cases.**

Please note: Fee paid under this regulation will be refunded if the Council fails to give written confirmation within twelve weeks, starting from the date on which the authority receives the request.

(APPROVAL NOTES)



**Simon Bullock**  
**Dartford Borough Council**  
Civic Centre  
Home Gardens  
Dartford  
Kent  
DA1 1DR

**Flood and Water Management**

Invicta House  
Maidstone  
Kent  
ME14 1XX

**Website:** [www.kent.gov.uk/flooding](http://www.kent.gov.uk/flooding)  
**Email:** [suds@kent.gov.uk](mailto:suds@kent.gov.uk)  
**Tel:** 03000 41 41 41  
**Our Ref:** DBC/2021/084512  
**Date:** 26 May 2021

**Application No:** 21/00069/COU

**Location:** Robimaur Farm Clement Street Swanley Kent BR8 7PQ

**Proposal:** Change of use from dog grooming and equestrian, to a dwelling, dog grooming and equestrian. Internal and external alterations to barn proposed for dwelling and dog grooming salon (restricted to 4 grooms per day).

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

The proposed development includes an area of hardstanding to the north of the proposed dwelling. The associated impermeable area is estimated to be of the order of 60 m<sup>2</sup>. There do not appear to be any additional areas of impermeable area within the proposal.

There is a significant surface water flow path which encapsulates Robimaur Farm farm buildings. This is an existing risk which would impact the change of use to a residential dwelling.

Though the additional impermeable risk is low (below 100 m<sup>2</sup> threshold) we would recommend that additional information is sought to assess the level of risk associated with the surface water flood risk to the site and whether mitigations will be required for to protect public safety and property.

It should be noted that the EA Updated Flood Map for Surface Water was produced to inform the community and the local authorities as to risk associated with surface water flooding. The mapping only indicates where surface water flooding could occur as a result of local rainfall with consideration of the topography. It does not fully represent flooding that occurs from: ordinary watercourses, sewer systems, rivers or groundwater, or include any structures or flood risk management infrastructure. The maps cannot definitively show that an area of land is or is not at risk of flooding; however the mapping highlights areas of significant concern and where further investigation may be required to provide surety that proposed development is not at risk or likely to create further flood risk.

We would therefore recommend that a flood risk assessment which assesses surface water flood risk is submitted for review and approval to inform the decision for the proposed development.

Yours faithfully,

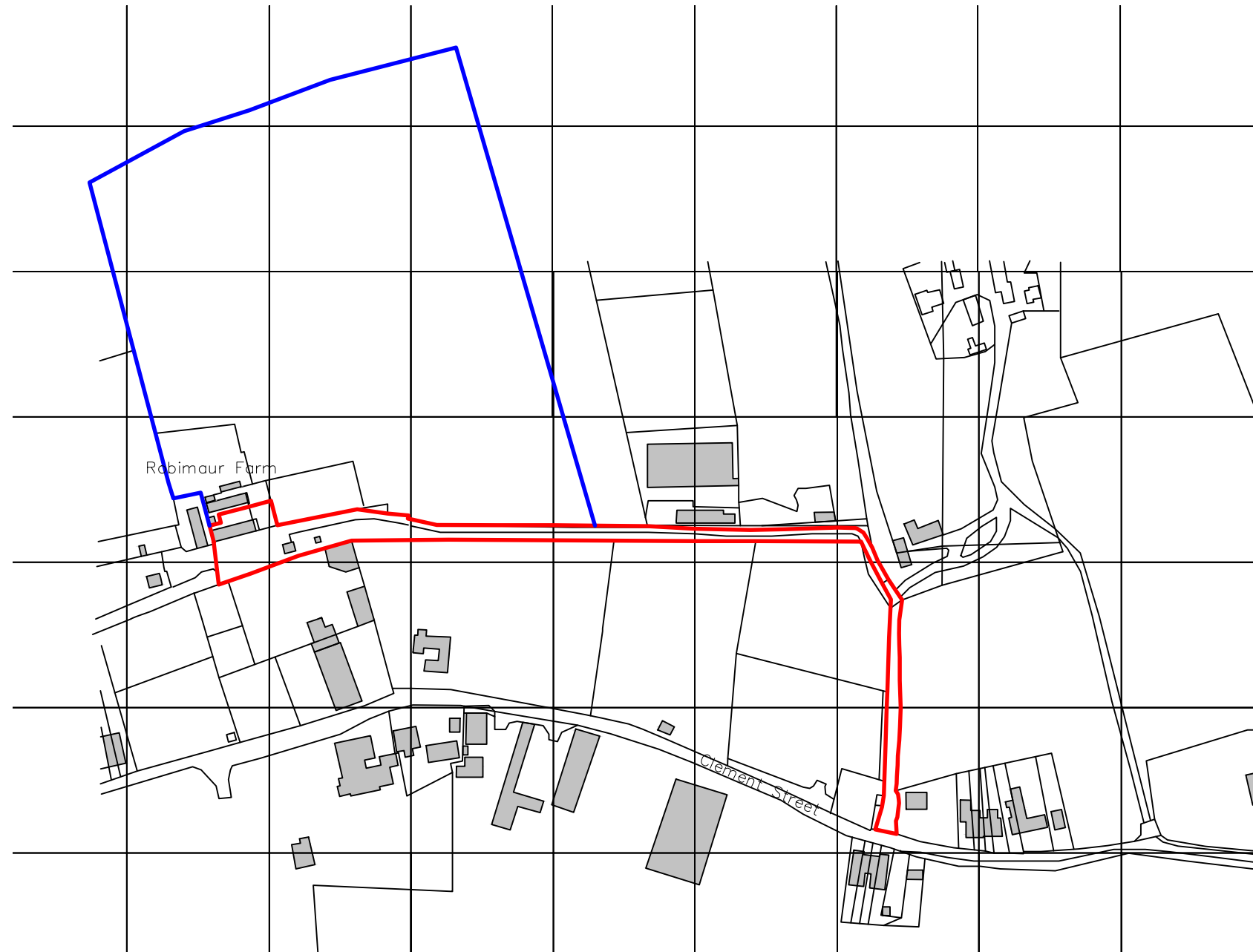
**Thomas Hawes**  
Flood Risk Project Officer  
Flood and Water Management

## **APPENDIX II**

Site Location Plan

Note

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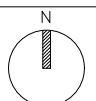
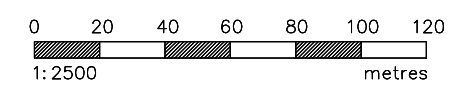
2 The Parade, Ash Road, Hartley  
Longfield, Kent DA3 8BG

Tel: 01474 703705  
www.grahamsimpkinplanning.co.uk  
Email: webmail@grahamsimpkinplanning.co.uk

Project Title AJ's Dog Salon, Robimaur Farm, Clement St, Swanley BR8 7PQ	Job No 3180	
Drawing Title Site Location Plan	Drawing No 01	Revision
Date 25.11.2020	Drawn by MS	Checked by JB

Scale  
1:2500 @ A3

Note

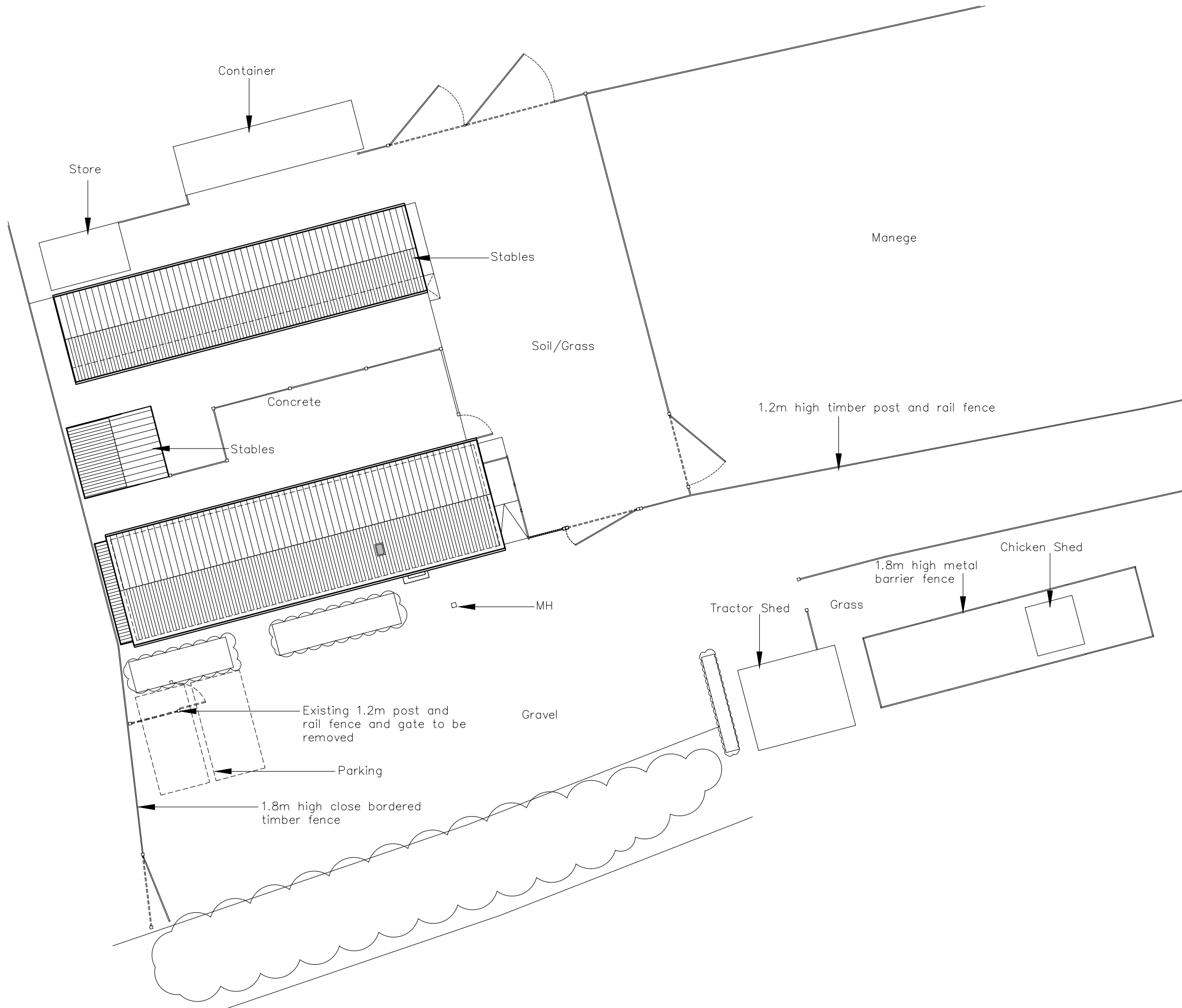


**APPENDIX III**

Proposed Ground Floor Plan

Note

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Proposed Block Plan  
1:200

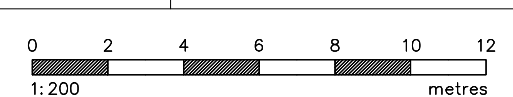


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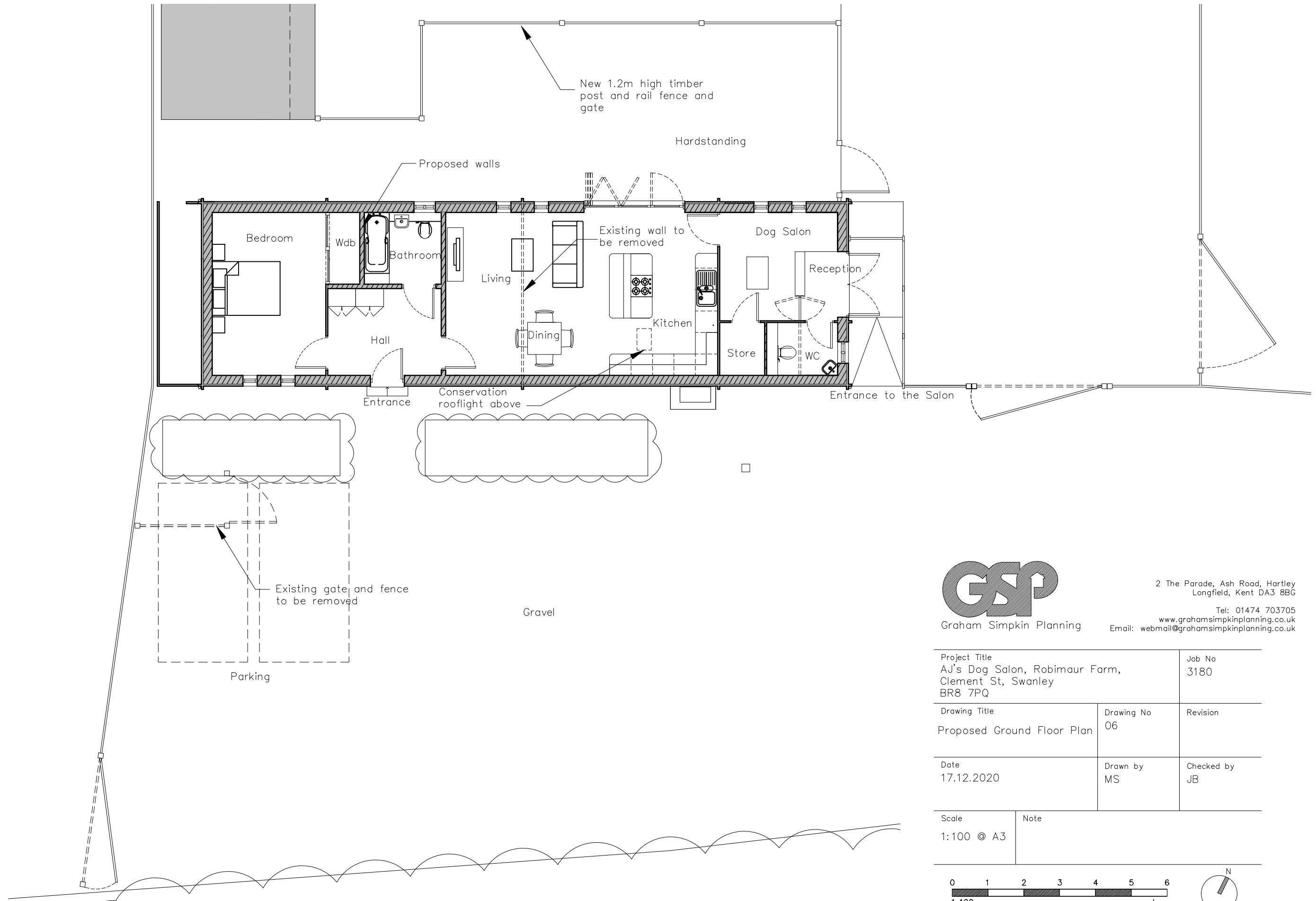
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www.grahamsimpkinplanning.co.uk  
Email: webmail@grahamsimpkinplanning.co.uk

Project Title AJ's Dog Salon, Robimaur Farm, Clement St, Swanley BR8 7PQ		Job No 3180
Drawing Title Proposed Block Plan	Drawing No 05	Revision
Date 17.12.2020	Drawn by MS	Checked by DA
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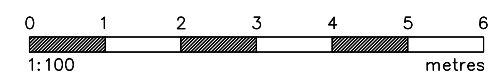
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 Email: webmail@grahamsimpkinplanning.co.uk

Project Title AJ's Dog Salon, Robimaur Farm, Clement St, Swanley BR8 7PQ		Job No 3180
Drawing Title Proposed Ground Floor Plan	Drawing No 06	Revision
Date 17.12.2020	Drawn by MS	Checked by JB
Scale 1:100 @ A3	Note	



Proposed Ground Floor Plan  
 1:100