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Flood and Water Management

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Our Ref: DBC/2021/086919
Date: 12 October 2021

Application No: 21/01517/VCON

Location: Old Mill Equestrian Centre Clement Street Swanley Kent BR8 7PQ

Proposal: Change of use and conversion of detached stable building to form a self-contained residential 3 bedroom dwelling, with associated alterations to elevations, parking and amenity space; construction of access ramp, including demolition of smaller stable; construction of boundary fences to enclose garden area (variation of condition 2 (approved drawings) of planning permission DA/18/00477/FUL in respect of change to access road alignment).

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

As Lead Local Flood Authority, Kent County Council are required to provide technical advice and guidance on the surface water drainage strategies, designs and maintenance arrangement put forward by developers to any new major development.

According to the Town and Country Planning (Development Management Procedure) (England) Order 2010, major development is defined in planning as any development involving any one or more of the following:

- a) The winning and working of minerals or the use of land for mineral-working deposits;
- b) Waste development;
- c) The provision of dwelling houses where:
 - i. The number of dwelling houses to be provided is ten or more; or
 - ii. The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c) (i);
- d) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- e) Development carried out on a site having an area of one hectare or more.

The application under the above reference number therefore falls outside the definition of major development and also falls outside of KCC's remit as statutory consultee.

Notwithstanding the above, please feel free to contact us again if you consider there to be local flood risk issues on this site that may require further consideration.

Yours faithfully,

Becca Nicholas

Flood Risk Technical Support Officer
Flood and Water Management