

**Replacement of existing stable building to create three bedroom holiday let,
together with associated car parking and amenity space
At Great Fowlehall Oast House, Darman Lane, Paddock Wood,
Tonbridge, Kent, TN12 6PW**

Drainage Strategy

1. This planning application is for the replacement of an existing stable building to create a three bedroom holiday let. There will be a very minimal increase in built form and additional hardstanding created. Therefore, this is classified as a minor development in flood risk terms, comprising a change of use only. The site lies within Flood Zone 2, but as a minor development for a change of use, neither the sequential test nor the exception test applies in this case. As there will be no increase in impermeable surfaces, there would be no change in the existing surface water run-off arrangements.
2. There is an extant planning permission at the site (no. 23/503128/FULL) which raised no concerns in flood risk or drainage terms, subject to conditions.
3. Further information relating to foul drainage can be provided as part of a standard, pre-commencement planning condition.