

From: [Ellie Roberts](#)
To: [Planning Comments](#)
Subject: Comments for updated application 22/501335/FULL Case officer: Marion Geary
Date: 21 September 2022 16:06:41
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Good afternoon,

Thank you for consulting the Upper Medway IDB on the revisions to application 22/501335/FULL.

I note the applicant's response to my letter of 05/07/2022 on behalf of the Board. The comments within this letter however still stand, and I strongly recommend that the applicant makes the necessary applications for consent prior to the decision on this application to reduce the risk of conflict between the LPA's and the Board's regulatory processes. As stated in my previous letter, whilst the consenting process as set out under the Land Drainage Act 1991 and the aforementioned Byelaws are separate from planning, the ability to implement a planning permission may be dependent on the granting of these consents.

Notably there are several watercourse crossings shown on the Proposed Site Layout Plan (requiring consent under Section 23 of the Land Drainage Act 1991, and under Byelaw 10 where a crossing is over the Board adopted watercourse) and the applicant has stated that they intend to discharge surface water to a watercourse (requiring consent under Byelaw 3). It is unclear whether additional works are proposed within 8 metres of the banks of the Board adopted watercourse due to the scale of the drawing. I recommend the applicant reviews the Board's mapping, available on the Board's website at <https://www.medwayidb.co.uk/watercourses/> to confirm whether the access road, solar panels or any other works are proposed within 8 metres of this watercourse.

I'd be happy to discuss the Board's requirements with the applicant if they wish to contact me directly.

Kind Regards,

Ellie



Eleanor Roberts BSc (Hons)

Senior Sustainable Development Officer

Water Management Alliance on behalf of Upper Medway IDB

m: 07827 356752 | e: ellie.roberts@wlma.org.uk

Registered office: Pierpoint House, Horsley's Fields, King's Lynn, Norfolk, PE30 5DD
t: 01553 819600 | e: info@wlma.org.uk | www.wlma.org.uk

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