



## **Flooding & Drainage**

### **Agricultural Buildings & Equestrian Facilities**

#### **STANDING ADVICE**

##### *Introduction*

This guidance note has been produced to assist those wishing to submit planning applications for development within agricultural buildings.

Farming practices are changing over-time and this has associated demands on farm buildings. Planning applications for change of use will not require consultation with Kent County Council for consideration of surface water management.

It is assumed that Kent County Council would also not be consulted on any development which is considered under agricultural permitted development, which may include the erection, extension or alternatives to buildings on agricultural holdings of certain sizes.

Consultation should only occur with Kent County Council as Lead Local Flood Authority if the footprint of any building(s) is extended in plan area beyond 1,000 m<sup>2</sup> or any area of hardstanding is greater than 1,000 m<sup>2</sup>. This is irrespective of whether the site area is greater than 1 ha.

The objective of this standing advice is to inform applicants about required drainage and flooding information to support planning applications, to ensure adequate consideration is provided of surface water management and reduce the amount of consultation required.

If flood risks are appropriately managed it is anticipated that this type of development will be considered low risk in relation to flooding and drainage and that assessment may be undertaken solely by the Local Planning Authority.

##### *Surface water flow routes*

Agricultural buildings may be substantial in size and have the potential to interrupt overland flow routes across a development site.

Siting of new buildings should account for any potential flow routes. Long term flood risk information is available which maps flood risk from surface water and which can provide an indication of flood risk extent, depth and velocity of surface water flows. Please refer to Gov.UK (search "Long Term Flood Risk")

##### *Site drainage*

Kent County Council would encourage the inclusion of permeable surfaces wherever possible to reduce the amount of concentrated runoff. Access roads are usually required to be of a hard surface to ensure adequate access. Both access roads and parking areas can be constructed from aggregate or other permeable materials which provide hard wearable access and allow water to infiltrate into the ground.

If due to other constraints, a significant percentage of the site area is developed with impermeable surfaces, e.g. asphalted access roads and hardstanding, flows should be collected within a formalised drainage system, which may require attenuation with a controlled outflow before discharge to an identified discharge location or soakaway if acceptable for discharging to the ground. Filter drains and filter trenches may be used where possible to interrupt concentrations of surface flows.

If the later is the case, the application may be referred to Kent County Council for review and assessment to ensure that adequate attenuation has been provided on site, that the ground conditions are conducive for infiltration if being utilised and that an appropriate discharge outfall has been identified.

### *Equestrian Facilities*

Planning permission is usually required for stables, stables blocks and manéges as they are not covered by the same permitted development rights as those which apply to agricultural holdings.

These are considered low risk from a drainage and flood risk perspective if they have limited areas of hardstanding, do not exceed 1,000m<sup>2</sup> impermeable area and are located within Flood Zone 1, irrespective of the site area. Buildings will be required to be compliant with Building Regulation and this will ensure that appropriate drainage is provided.

Sand schools or manéges surfaces are usually permeable and need to be underdrained, Surface water will be collected and these must be directed to a suitable location e.g. soakaway or watercourse.

### *Ordinary Watercourses*

Farm buildings may utilise existing connections to a local ditch or stream. Any works within the stream channel will need a land drainage consent from Kent County Council. If this is the case please direct an enquiry to [flood@kent.gov.uk](mailto:flood@kent.gov.uk).