

Flood and Water Management

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Maidstone
Kent
ME14 1XX

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Our Ref: NON/2022/090921

Date: 10/08/2022

Visit date/time: 20th July 2022 at 13:00

Location: Copper Lane Marden

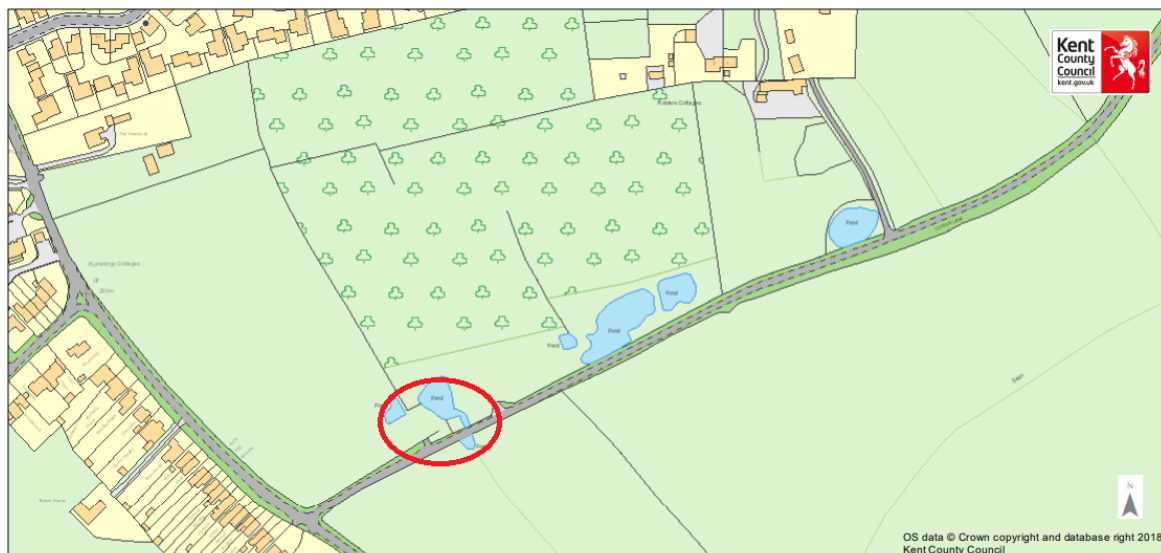
Attendees: Rydon homes Ltd – Paul Mephram
Rydon Homes Ltd – Samuel Martin
HSP Consulting Engineers Ltd – Paul Daykin
KCC – Emma Burdett
KCC – Daniel Hoare
KCC – Emily Neale

Site Location: Land off Copper Lane Marden Tonbridge TN12 9GT

LPA REF: Ordinary watercourse Consent Pre-application site meeting

During the onsite meetings the existing channels were discussed with regards to the requirement for land drainage consent.

From the information available on our mapping system and observations onsite, I can confirm that only the southwestern pond appears to have connectivity to a local ordinary watercourse. Any works to alter these connections or any new proposed connections would require land drainage consent under S.23 of the Land Drainage Act 1991 as it is an 'inline pond'. The others appear to be waterbodies with no connections to the wider area. I have highlighted the pond referenced on the map below:



Applying for consent:

Land drainage consents should be submitted via our website which can be found here: [Land drainage consent - Kent County Council](#)

Outfalls smaller than 150mm internal diameter do not require consent as no formal headwall is required, for any other changes we would recommend contacting us in the first instance to discuss the proposal prior to application, and we can advise if an application is required.

We would also recommend that you look at the [guidance notes](#) and the [KCC Land Drainage Policy](#) prior to an application being submitted.

Applications cost £50 per structure as set by the legislation and is not subject to VAT, during periods of high demand for this service applications can take up to 60 days to process. Consents **cannot** be granted retrospectively as there is no provision within the legislation to do so. Please ensure that you allow adequate time when submitting an application.

Culverts for the purpose of access, and the renewal or replacement of end of life assets within the site can be granted at any time during the planning process with the LPA, however, new outfalls to ordinary watercourses cannot be consented until all surface water and drainage conditions have been discharged. This is to avoid problems where a change of layout is required and the location of an outfall may change, requiring a new application to be submitted.

As part of the pre-application process provided by KCC, the LLFA are open to further discussions, should this be needed.

Kind Regards

Emma Burdett
Land Drainage Engineer
Flood and Water Management Team