



## **PRE-APPLICATION MEETING**

### **Meeting Minutes**

**Date/Time :** 20th of July 2022 at 1:00 PM

**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 District** pre-application site meeting

**reference:**

**KCC reference:** NON/2022/090921

During the onsite meeting, several items were discussed regarding future surface water management for the development. The below is a summary of those discussions for record:

HSP Consulting informed KCC that the surface water proposals as this stage would see surface water being captured and conveyed to a dedicated attenuation basin, prior to a restricted off-site discharge. To achieve an offsite discharge, it was proposed to re-use and existing outfall from the western pond (dependent upon condition/ drainage requirements). The LLFA understand that this outfall pipe currently passes under Copper Lane and reemerges as a ditch into the field to the south.

#### **Discharge rates:**

As discussed during the onsite meeting, the LLFA would seek for the off-site discharge to be limited to greenfield rates for the equivalent developable/ contributing areas, in line with policy. This is to ensure that the receiving watercourse and subsequent network does not have an increased risk of causing flooding.

#### **Groundwater:**

During the site meeting, groundwater was discussed. The LLFA understand that preliminary ground investigations have already taken place on site. The results of these have been shared with the LLFA and one location (WS1- close to proposed access road) encountered groundwater at 1.0m below ground level. The presence water within

one of these tests would confirm that groundwater is shallow in this location and therefore may impact the future drainage design.

It would be our recommendation that further monitoring takes place over the coming winter months to obtain a more accurate reflection of groundwater levels over a period of time.

### **Water Quality/ Treatment:**

HSP Consulting raised the LLFA's requirement for water treatment. The LLFA requests for all developments to adhere to the guidance stipulated within the CIRIA SuDS Manual (2015) Part E Section 26. This section within the manual contains details of treatment levels and anticipated pollution from different land uses.

It is accepted that a further/ additional treatment of surface water is likely required and was raised that this may be in the form of proprietary treatments (interceptors or separators). The LLFA would not raise objections to this approach, provided the total treatment values as stated within the SuDS manual are met.

### **Attenuation Basin Design:**

As noted above, an attenuation basin is proposed to hold surface water prior to an offsite discharge. The LLFA would encourage that basin design follows the recommendations contained within the CIRIA SuDS Manual (2015) Chapter 22. Some of these design recommendations include:

- Ensuring sides slopes are no greater than 1 in 3 to allow for access and maintenance of the banks.
- Total water depth of the basin should not exceed 2.0m. The LLFA would ideally seek that the total depth does not exceed 1.5m due to concerns around safety.
- A minimum 300mm freeboard should be provided between the maximum water level (100 year plus climate change events) and top of bank.
- Consideration of the inclusion of a permanent water level, sediment forebay or aquatic benches. This would allow for the additional treatment of surface water.
- Positioning of inlets and outlets to allow for maximum residence time within the feature.
- Consideration of lining the basin to mitigate against possible groundwater. This is subject to further groundwater monitoring over the coming months.

### **Existing onsite ponds:**

In addition to the western pond to which an outfall is present, a further two ponds currently exist on the southern boundary of the site. It was confirmed during the site visit that these ponds are solitary and have no connections. HSP and Rydon stated that these ponds would remain in place and the only changes made would be in regards to any required improvements maintenance.

The LLFA were also informed that the most eastern of the ponds may currently overflow during extreme events, contributing to flooding further along Copper Lane. To improve upon this, the proposal would see the creation of a bund around the south side of the pond to increase capacity and reduce the frequency of overtopping. The LLFA agree with this approach although, accept that further details would have to be provided within the planning process.

**Climate Change Guidance:**

As of the 10th of May 2022, the Environment Agency's climate change allowances have been updated. As part of this update, revisions have been made to the 'Peak Rainfall Intensity Allowances' that are used in applying climate change percentages to new drainage schemes. The LLFA would now seek the 'upper end' allowance is designed for both the 30 (3.3%) and 100 (1%) year storm scenarios. The latest information on the allowances and map can be found at the following link:

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

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

Kind Regards,

Daniel Hoare  
**Flood Risk Officer**  
**Flood and Water Management Team**