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Our Ref: MBC/2023/097423
Date: 20 October 2023

Application No: 23/504068/OUT

Location: Land East Of Albion Road And North Of Copper Lane Marden Kent TN12 9EG

Proposal: Outline application with some matters reserved (access only sought) for the removal of 2 former agricultural sheds and erection of up to 117no. dwellings and associated infrastructure including partial footways on Albion Road

Thank you for your consultation on the above referenced planning application.

Kent County Council as Lead Local Flood Authority have reviewed the Flood Risk Assessment prepared by HSP Consulting Engineers Ltd dated July 2023 and have the following comments:

It is understood from the report that the surface water for the site is to be managed through the use of a basin prior to a restricted discharge into a watercourse located to the south west of the site at 11.4 l/s. At this stage we have no objections to the proposals in principle.

However, as part of any reserved matters application submission we seek for the below points to be addressed:

1. Our main concern specifically relates to where the surface water from the undeveloped areas of the site will ultimately convey and discharge to. The positive drainage system is only designed to deal with the impermeable developable area of 2.5Ha. Given that the ground properties are described having low permeability, we would expect for it to be explained, as part of any reserve matters application, as to how water falling on the undeveloped areas of the land within the red line boundary does not enter the positively drained system. This is to ensure that the surface drainage system is designed such that the volume of water entering the system does not exceed it's designed capacity.
2. The report highlights that there is potential for the basin to be online if required and currently appears to be an offline system that would only contain water backing up from the flow control. This type of arrangement is seen by the LLFA to not provide maximum pollution treatment achievable against an online feature.

3. We would also seek for further investigations to be undertaken such as a CCTV survey to prove the condition of the receiving ditch network and its onward connectivity.

Should the LPA be minded to grant permission, we would recommend the following conditions attached:

Condition:

No development shall take place until the details required by Condition 1 (assumed to be reserved matters condition for layout) shall demonstrate that requirements for surface water drainage for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm can be accommodated within the proposed development layout.

Reason:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and that they are incorporated into the proposed layouts.

Condition:

Development shall not begin in any phase until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the principles of the Flood Risk Assessment prepared by HSP Consulting Engineers Ltd dated July 2023 and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

Reason:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

Condition:

No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall

demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason:

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 169 of the National Planning Policy Framework.

Condition:

Information shall be submitted to (and approved in writing) by the Local Planning Authority that demonstrates that off-site surface water drainage works are appropriately secured and protected and subsequently implemented prior to the occupation of any phase of the development.

Reason:

To ensure the development is served by satisfactory arrangements for the disposal of surface water.

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Yours faithfully,

Emily Neale

Graduate Flood Risk Officer
Flood and Water Management