

**Tonbridge  
Medway**

**TM/16/03716/FL**

**A hybrid planning application comprising 1) application for outline planning permission for a permanent primary school including means of access from Tudeley Lane (all other matters reserved) 2) application for full planning permission for the installation of 1no temporary building to provide 2 form entry primary school, 1no administration block, hard standing including car parking, drop off / pick up, and erection of boundary fence at Former Priory Works, Tudeley Lane, Tonbridge for The Education Funding Agency**

Private Reps: Two further representations have been received, one supporting the development of a new school in this location, the other raising concerns about footpath links.

KCC (LLFA): Confirmation has been provided that based upon the recommendations of the applicant's further drainage and flood risk information; there is no objection to the development subject to planning conditions requiring the submission, implementation and management of a sustainable surface water drainage strategy.

DPHEH: Following the final views of KCC (LLFA) I am satisfied that it is necessary to impose two further planning conditions relating to the submission, implementation and management of a sustainable surface water drainage strategy. In respect of public footpath concerns, I remain satisfied that my conclusions in paragraph 6.28 of the main report remain valid in so far as the previously secured footpath upgrading works will provide an appropriate degree of pedestrian connectivity for the new school into the surrounding residential area, and that it would not be reasonable to secure additional funding for further improvement works as part of this application.

## **AMENDED RECOMMENDATION**

### **Additional Conditions:**

**18. Prior to the commencement of the permanent school buildings, a detailed sustainable surface water drainage strategy shall be submitted to and approved by the Local Planning Authority. The detailed drainage scheme shall be based on the recommendations of the Level 2 Flood Risk Assessment prepared by Robert West (February 2017) and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up and an including the climate change adjusted critical 100yr storm) can be accommodated and disposed of to the adjacent watercourse at a maximum rate of 2.82l/s without exacerbating the flood risk to or from the site.**

**Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions.**

**19. Prior to the first occupation of the permanent school buildings, details of the implementation, maintenance and management of the sustainable drainage scheme (as approved pursuant to condition 18) have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:**

- (i) a timetable for its implementation; and**
- (ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.**

**Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal and to ensure ongoing efficacy of the drainage provisions.**

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**Tonbridge  
Judd**

**TM/17/00139/FL**

**Proposed two storey side extension with integral garage, canopy porch and internal alterations. Re-submission of TM/16/03008/FL at 49 Brindles Field, Tonbridge for Mr Mitch Walker**

No supplementary matters to report.

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