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**Our Ref:** TMBC/2019/071698  
**Date:** 14 February 2019

**Application No:** TM/19/00014/OAEA

**Location:** Land North Of Lower Haysden Lane Tonbridge Kent

**Proposal:** Outline Application: The construction of up to 125 new homes, a 2 form entry primary school, the formation of new means of access onto Lower Haysden Lane, new pedestrian and cycle links (including links to the existing playing fields and Country Park to the west), the laying out of open space, new strategic landscaping, habitat creation, drainage features and associated ground works and infrastructure

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

Kent County Council as Lead Local Flood Authority have the following comments:

Based on both desk-based BGS information and infiltration tests undertaken in January 2017, the bedrock geology (Wadhurst Clay) is poorly drained and relatively impermeable. We are therefore satisfied with the final surface water outfall to the ordinary watercourse running through the site, which complies with our drainage hierarchy (SuDS Policy 1- Drainage and Planning Policy Statement, June 2017).

In principle, we are satisfied that various SuDS features will be employed. We are aware from the illustrative surface water drainage strategy (drawing 10246-DR-05) where the detention basins will be located, however we have the following concerns and recommendations:

1. As part of the full application we will require that drainage calculations and design details are provided for the porous paving and swales and that these areas are clearly indicated on plans.
2. We note that it is proposed to limit the discharge rate for the 100 year critical event for both catchment areas to 5l/s equating to 10l/s entering the watercourse, unfortunately this exceeds existing Greenfield runoff for the 100 year event. As part of the full application we will expect for it to be demonstrated that for all rainfall events the discharge rate does not exceed the existing Greenfield run off rate for that event or alternatively the rate of  $Q_{bar}$  (2.87) across all events.

3. At the detailed design stage, we would expect to see the drainage system modelled using FeH rainfall data in any appropriate modelling or simulation software. Where FeH data is not available, 26.25mm should be manually input for the M5-60 value, as per the requirements of our latest drainage and planning policy statement (June 2017).
4. We would recommend that our drainage strategy summary form (from our Drainage and Planning Policy Statement) is adhered to and completed.

It should also be noted that the site falls within the jurisdiction of the Upper Medway Internal Drainage Board; any works whatsoever that may have the potential to affect any adjacent watercourse (or the network's ability to convey water) will require their formal prior written permission.

Until these concerns have been addressed we would recommend a holding objection to this application.

Our Drainage and Planning Policy Statement sets out how Kent County Council, as Lead Local Flood Authority and statutory consultee, will review drainage strategies and surface water management provisions associated with applications for major development and should be referred to for further details about our submission requirements. This is available to download at [www.kent.gov.uk](http://www.kent.gov.uk).

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,

**Sophia-Harri Nicholaou**  
Flood Risk Project Officer  
Flood and Water Management