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**Flood and Water Management**

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**Our Ref:** TMBC/2021/087378  
**Date:** 1 December 2021

**Application No:** TM/21/02866/FL

**Location:** Land East Of Little Preston Yard And North Of M20 Coldharbour Lane  
 Aylesford Kent

**Proposal:** Construction of five buildings to provide six units for industrial processes (Use Class E(g)(iii)); industrial (Use Class B2); and/or storage and distribution (Use Class B8) purposes, with ancillary offices and associated landscaping, car parking, servicing and access arrangements

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 Rev 02 prepared by SWECO dated 14 October 2021 and agree in principle to the proposed development.

The proposals seek to utilise a combination of infiltration through permeable paving and crated soakaways through the development with the use of rain gardens where possible.

As a note at the detailed design stage we would expect to see the following:

1. The drainage the drainage system modelled using 2013 FeH rainfall data in any appropriate modelling or simulation software. **Where 2013 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); the unadjusted FSR dataset should not be used:**

[http://www.kent.gov.uk/\\_data/assets/pdf\\_file/0003/49665/Drainage-and-Planning-policy-statement.pdf](http://www.kent.gov.uk/_data/assets/pdf_file/0003/49665/Drainage-and-Planning-policy-statement.pdf)

2. Whilst calculations have been supplied we note that the same infiltration rate has been utilised for both the side and base of the infiltration features. BRE365 specifically states to not use base infiltration due to siltation, we would ask that the calculation be run without the use of base infiltration.
3. Where swales and basins are proposed, they should be designed with side slopes of 1 in 4, or where space is limited the slopes, the slopes should be no greater than 1 in

3. The design of these features should also consider access and maintenance arrangements of these features.
4. We would recommend that full consideration is given to the landscaping of the basins and promotion of multi-functional design. The current basin arrangement may not maximise the open space and biodiversity opportunities available.

Should your authority be minded to grant permission for the proposed development, we would recommend the following conditions are attached:

**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 Flood Risk Assessment Rev 02 prepared by SWECO dated 14 October 2021 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 165 of the National Planning Policy Framework.

**Condition:**

Where infiltration is to be used to manage the surface water from the development hereby permitted, it will only be allowed within those parts of the site where information is submitted to demonstrate to the Local Planning Authority's satisfaction that there is no resultant unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details.

Reason:

To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.

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,

**John Burns**

Senior Flood Risk Project Officer  
Flood and Water Management