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Our Ref: TMBC/2021/086461
Date: 10 December 2021

Application No: TM/21/02298/FL

Location: Tonbridge P R S Medway Wharf Road Tonbridge Kent

Proposal: Demolition of existing gasholders and associated structures. Redevelopment of the site to provide 144 residential units and up to 567 sqm of flexible Class E / ancillary residential floorspace. The proposals include the delivery of landscaping and public realm, play space, access, car parking and other associated and ancillary works

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

Since our previous consultation response, Kent County Council as Lead Local Flood Authority are aware that a Technical Design Note (05/11/2021) has been produced to address our comments. In response to the contents of the note, we have the following additional comments to provide:

1. Clarification has been provided to a number of points raised within our previous consultation response. Points 2- 10 (2.1-2.10) are acknowledged and welcome the further explanation and revision of the surcharged outfall levels/ stream flood height.
2. The LLFA agree with point 2.1.1 that further discussions are likely required in regards to the final discharge rate from the site, considering invert levels and surcharged outfall. To facilitate these discussions and the development of the final strategy, we would advise that a detailed design condition is attached to this application, should consent be granted. The wording to this condition and the verification report condition can be found at the end of the response.
3. The LLFA acknowledge that the supporting Microdrainage Calculations have changed dataset from FSR to FEH 1999. This update is welcomed but it would be beneficial if the 2013 FEH dataset is used instead. This allows for a more up to date dataset. The LLFA are satisfied for this to be updated as part of the detailed design condition.

Condition:

No Development (except for site clearance) shall 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 contained within the Flood Risk Assessment and Drainage

Strategy report by Hydrock (05/11/21- Revision PO3). The submission will also 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.

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,

Daniel Hoare

Flood Risk Project Officer

