



**Swale Borough Council**

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**Flood and Water Management**

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**Our Ref:** SBC/2017/057903

**Date:** 3 January 2017

**Application Reference - 16/508117/OUT**  
**Location - The Slips Scocles Road Minster-on-sea Kent ME12 3SN**  
**Proposal - Outline application (with access being sought) for 62 dwellings including details of vehicular access**

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

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

We are generally satisfied that the surface water generated by this proposal can be accommodated within the site's boundaries and discharged at a controlled rate without exacerbating the flood risk to the development site or the surrounding area.

However, we would still recommend that a condition is attached to any permission granted to ensure that a final, detailed drainage design is submitted and agreed with both your authority and the Lower Medway Internal Drainage Board. As those responsible for the downstream receiving networks, it is important that they are fully consulted and satisfied prior to the construction of the revised on-site drainage network. Additional attenuation may have to be provided if a lower discharge rate is requested.

At the detailed design stage it must also be ensured that the area to the north of the site that has been identified as being at risk from surface water accumulation is fully considered, and that a clearly identified and managed means of conveying water from this area to the wider drainage network is provided.

We would therefore recommend that the following Condition is attached should your Authority be minded to grant permission to this development:

**Condition:**

- (i) Development shall not begin until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the County planning authority. The detailed drainage scheme shall be based on the recommendations within the report prepared by RMB consulting (August 2016), 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, 100yr storm) can be

accommodated on site before being discharged at an agreed rate to the receiving watercourse network; this rate shall not exceed 7l/s/ha and shall be agreed in writing prior to the submission of any related discharge of conditions application.

- (ii) Development shall not begin until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the County planning authority.

**Reason:**

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

**Please note:**

Any ditch or watercourse within or bordering this site falls under the jurisdiction of the Lower Medway Internal Drainage Board.

Any works whatsoever in, under, over or within 8m of the banks of any ditch or watercourse will require their full, formal written Consent. They can be contacted at [enquiries@medwayidb.co.uk](mailto:enquiries@medwayidb.co.uk).

We would also recommend that the Lower Medway IDB are consulted on their requirements for the ongoing maintenance of the existing and proposed ditch system.

Yours faithfully,

**Joseph Williamson**  
Flood Risk Project Officer