



Austin Mackie
Maidstone Borough Council
Maidstone Planning Department
King Street
Maidstone
Kent
ME15 6JQ

Flood and Water Management
Invicta House
Maidstone
Kent
ME14 1XX

Website: www.kent.gov.uk/flooding
Email: suds@kent.gov.uk
Tel: 03000 41 41 41
Our Ref: MBC/2022/090489
Date: 1 July 2022

Application No: 22/501335/FULL

Location: Land North Of Little Cheveney Farm Sheephurst Lane Marden Kent

Proposal: Installation of a renewable energy led generating station comprising of ground-mounted solar arrays, associated electricity generation infrastructure and other ancillary equipment comprising of storage containers, access tracks, fencing, gates and CCTV together with the creation of woodland and biodiversity enhancements.

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

Kent County Council as Lead Local Flood Authority have reviewed the Outline Surface Water Drainage Strategy Final Report prepared by JBA Consulting dated February 2022 and the Flood Risk Assessment Final Report prepared by JBA Consulting dated March 2022 and have the following comments:

The current surface water strategy proposes that surface water runoff from the impermeable areas of the buildings (the DNO/Customer HV Compound for Catchment one and the BESS Compound for Catchment two) is to be captured and drained into swales prior to discharge into a watercourse (an ordinary watercourse and the Lesser Teise, Respectively) at controlled discharge rates of 1.5 l/s.

We note that the Flood Risk Assessment highlights that gravel trenches should also be installed beneath the downward slope of photovoltaic panels which we agree with.

We would highlight that the 'gravel trenches' are required in order to prevent soil erosion and possible silt movement which could cause issues to the receiving water courses with regards to silt build up. As an alternative to the use of gravel strips additional measures such as vegetation planting and/or vegetated buffer strips between rows of solar arrays could also be considered with a specific condition around future maintenance, these measures will likely reduce runoff and soil erosion from leaving the site.

Should the Local Planning Authority grant permission for the proposed development, the LLFA would recommend that the following advisories and conditions are attached:

Advisories

The following items will be required to be submitted as part of any future detailed design submission

1. As stated in the report the proposed connection to the existing watercourse (the Lesser Tiese) along the Eastern boundary should be made in discussion with the Environment Agency and we would advise that they are consulted with these proposals also.
2. Further to this we note that parts of the site are within Flood Zones 2 and 3 and we would expect for the Environment Agency to be consulted with regards to the appropriateness for development in these areas and for them to sign off the design from this aspect and would defer to their opinion.
3. Similarly, for the proposed connection to the existing drainage ditch should be made in discussion with Upper Medway Internal Drainage Board and we would advise that they are consulted with these proposals also.
4. As of the 10th of May 2022, the Environment Agency's climate change allowances have been updated. As part of this update, revisions have been made to the 'Peak Rainfall Intensity Allowances' that are used in applying climate change percentages to new drainage schemes. The latest information on the allowances and map can be found at the following link:

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Conditions:

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 Outline Surface Water Drainage Strategy Final Report prepared by JBA Consulting dated February 2022 and the Flood Risk Assessment Final Report prepared by JBA Consulting dated March 2022 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:

Prior to being brought into operation, a Verification Report, pertaining to the surface water management provision and prepared by a suitably competent person, shall be submitted to and approved by the Local Planning Authority. The Report shall contain information and evidence (including photographs) of details and locations of the landscape buffer and any other surface water management features within the development; 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:

No development shall take place until the details required by condition 1 (assumed to be reserved matters condition for layout) demonstrate that an effective outfall for surface water is provided for the development layout. This information may include details of surveys of watercourses and culverts or details of any works that may be necessary to deliver an effective outfall for surface water.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water

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,

Emily Neale

Graduate Flood Risk Officer
Flood and Water Management