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**Flood and Water Management**

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**Our Ref:** SDC/2017/063489  
**Date:** 24 October 2017

**Application No:** Y17/0624/SH

**Location:** Cautley House, 95 Seabrook Road, Hythe, Kent CT21 5QP

**Proposal:** Erection of a residential development comprising 16no. Residential units, associated undercroft parking, landscaping and groundworks following the assumed demolition of existing building

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

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

We have no objection in principle to the development based upon the proposals contained within the Stormwater Drainage Strategy Report, dated August 2017.

It should be noted that the sewerage undertaker is unlikely to agree to the connection of 'land drainage' features to the public sewer. Alternative controls on overland flows may be necessary and should be determined during detailed design work.

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); the FSR dataset should not be used. In addition, an assessment of the impact of 40% allowance for climate change should be presented for any final designs.

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

**Condition:**

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 local planning authority. The detailed drainage scheme (based upon the principles set out in the Stormwater Drainage Strategy Report by CampbellReith, August 2017) 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.

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 hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- a) a timetable for its implementation, and
- b) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

Reason:

To ensure that any measures to mitigate flood risk and protect water quality on/off the site are fully implemented and maintained (both during and after construction), as per the requirements of paragraph 103 of the NPPF and its associated Non-Statutory Technical Standards.

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,

**Alex Brauning**

Flood Risk Project Officer  
Flood and Water Management