

Hinchly, Theo

From: joe.williamson@rsidb.org.uk
Sent: 16 May 2024 14:45
To: Planning
Cc: j.ambrus@gladman.co.uk; infoLDE@rsk.co.uk
Subject: 23/1935/FH - Land adjoining Fencing Yard, Potten Farm, Sellinge - Outline planning application (all matters reserved) for the erection of up to 105 dwellings

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Good afternoon.

Although we haven't been consulted on this application, we would like the following comments noted:

This site lies outside of our IDB Drainage District, but we note the intent to discharge the surface water generated by the development **towards and into our district**. The applicant will need Land Drainage Consent from Kent County Council for any works that has the potential to affect flow in any ditch or watercourse on or bordering the site. They will **also** need Land Drainage Consent from ourselves under our Byelaw 3. We note the content of the latest report by LDE (26th March), which confirms that the runoff from this site will be directed to our District.

We will be looking to your Authority and KCC to work with us to ensure this requirement is met, specifically with regard to seeking a Surface Water Development Contribution for any increase in rates/volumes of discharge that may be directed into our District.

For information:

Our Byelaw 3 states:

"3. Control of Introduction of Water and Increase in Flow or Volume of Water

No person shall as a result of development (within the meaning of section 55 of the Town and Country Planning Act 1990 as amended ("the 1990 Act")) (whether or not such development is authorised by the 1990 Act or any regulation or order whatsoever or none of them) for any purpose by means of any channel, siphon, pipeline or sluice or by any other means whatsoever introduce any water into any watercourse in the District so as to directly or indirectly increase the flow or volume of water in any watercourse in the District (without the previous consent of the Board)."

Any such contribution will be a one-off payment, and will serve to facilitate the management of the increased flows resulting from the development into our District.

Please refer to our website for further information on the SWDC, our policies and byelaws:

<https://rsidb.org.uk/consents-byelaws/>

We would encourage the applicant to seek to minimise any increase in the post-development rate and volume of surface water discharge and to **contact us at their earliest convenience** to avoid any delays in the project.

Please let me know if I can be of any further assistance.

Kind regards,

Joe Williamson

Joseph Williamson

Technical Officer

