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Our Ref: SEDC/2019/076062
Date: 27 July 2020

Application No: 19/05000/HYB

Location: DSTL Fort Halstead Crow Drive Halstead Sevenoaks KENT TN14 7BU

Proposal: Hybrid application comprising, in outline: development of business space (use classes B1a/b/c) of up to 27,659 sq m GEA; works within the X enclave relating to energetic testing operations, including fencing, access, car parking; development of up to 750 residential dwellings; development of a mixed use village centre (use classes A1/A3/A4/A5/B1a/D1/D2); primary school; change of use of Fort Area and bunkers to Historic Interpretation Centre (use class D1) with workshop space and; associated landscaping, works and infrastructure. In detail: demolition of existing buildings; change of use and works including extension and associated alterations to buildings Q13 and Q14 including landscaping and public realm, and primary and secondary accesses to the site

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

We provided a consultation response on 11 November 2019 which recommended conditions for the outline and full applications. This response was based upon a Flood Risk Assessment and Drainage Strategy prepared by Hydrock (19 September 2019).

The updated masterplan is reflected in a revision of the proposed Surface Water Drainage Strategy (Drawing 1030-HYD-XX-XX-DR-C-2201 Rev P05), whereby an additional drainage basin is included and a second basin adjusted in size.

We would note that the revisions to the Surface Water Drainage Strategy are not necessarily reflected in other documents for example the Illustrative Masterplan and Land Use and Green Infrastructure Plan which do not reflect the inclusion of the new attenuation basin N. This matter should be addressed to ensure the open space elements appropriately reflect surface water requirements.

We have reviewed the submitted information and we would refer you to our application response of 11 November 2019 and conditions previously recommended.

We would also recommend the consideration of surface water drainage within the layout at reserved matters stage of the planning process if this application is recommended for approval as follows:

Condition:

No development shall take place until the details required by Condition 1 (assumed to be reserved matters condition for layout) shall demonstrate that requirements for surface water drainage for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm can be accommodated within the proposed development layout.

Reason:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and that they are incorporated into the proposed layouts.

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,

Bronwyn Buntine

Sustainable Drainage Team Leader
Flood and Water Management