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Flood and Water Management
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Our Ref: TMBC/2021/084934
Date: 11 June 2021

Application No: TM/21/01542/FL

Location: Rear Of 78 To 80 High Street Tonbridge Kent TN8 5AD

Proposal: Redevelopment of the site to provide 36 Retirement Living apartments for older persons, with associated communal facilities, parking and landscaping

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

Unfortunately no surface water drainage strategy has been provided for the proposed development. We would therefore recommend the application is not determined until a complete surface water drainage strategy has been provided for review.

At a minimum, a drainage strategy submission must comprise:

- A location plan
- A site layout
- A drainage proposal schematic or sketch
- A clear description of key drainage features within the drainage scheme (e.g. attenuation volumes, flow control devices etc.)
- Information to support any key assumptions (e.g. impermeable areas, infiltration rates etc.)
- Supporting calculations to demonstrate the drainage system's operation and drainage model network schematic
- Drainage strategy summary form (from our Drainage and Planning Policy Statement)
- Consideration of key questions and / or local authority planning policy requirements.

Our Drainage and Planning Policy Statement sets out how Kent County Council, as Lead Local Flood Authority and statutory consultee, will review drainage strategies and surface water management provisions associated with applications for major development and should be referred to for further details about our submission requirements. This is available to download at: www.kent.gov.uk

Yours faithfully,

Rebecca Nicholas
Flood Risk Technical Support Officer
Flood and Water Management

