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Our Ref: SEDC/2023/096529
Date: 27 July 2023

Application No: 23/01939/FUL

Location: Long Barn Long Barn Road Sevenoaks Weald Sevenoaks Kent TN14 6NH

Proposal: Erection of a garden maintenance barn and storage shed

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

As Lead Local Flood Authority, Kent County Council are required to provide technical advice and guidance on the surface water drainage strategies, designs and maintenance arrangement put forward by developers to any new major development.

According to the Town and Country Planning (Development Management Procedure) (England) Order 2010, major development is defined in planning as any development involving any one or more of the following:

a) The winning and working of minerals or the use of land for mineral-working deposits;
b) Waste development;
c) The provision of dwelling houses where:
   i. The number of dwelling houses to be provided is ten or more; or
   ii. The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c) (i);
d) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
e) Development carried out on a site having an area of one hectare or more.

The application under the above reference number therefore falls outside the definition of major development and also falls outside of KCC's remit as statutory consultee.

Notwithstanding the above, please feel free to contact us again if you consider there to be local flood risk issues on this site that may require further consideration.

Yours faithfully,

Becca Nicholas
Flood Risk Technical Support Officer