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**Our Ref:** SBC/2023/093697  
**Date:** 16 June 2023

**Application No:** 22/505852/SUB

**Location:** Land Off Staple Street Hernhill Kent ME13 9HY

**Proposal:** Submission of Details Pursuant to condition 14 (Surface Water Drainage Scheme) of Application 20/503666/FULL.

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

Kent County Council as Lead Local Flood Authority have reviewed the additional information and have the following comments:

1. We understand that the drainage of the access road has been designed to mimic existing drainage. However, the approved scheme (15th December 2020) proposed a rate 2 l/s for the whole site, inclusive of these access roads. As such discharge from the whole site should be restricted to 2 l/s to comply with the conditioned scheme.
2. As noted in our previous response (30/01/23) full network modelling should be provided rather than source control. This should include the following:
  - Appropriate application of 'upper end' climate change percentages for both the 30 and 100 year events, resulting in a 40% and 45% uplift respectively at this location. Further information regarding climate change allowances can be found at: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>
  - The utilisation of the FEH 2013 rainfall dataset where possible. Should FEH not be used, the LLFA would request the M5-60 value is uplifted to 26.25mm.
  - Outputs should also contain the pipe/manhole schedule to illustrate the design modelled through the simulations (the identification of pipes and manholes in the calculations should be reflected on the accompanying drainage layout drawings).
  - Inclusion of the critical summary events within the outputs.
  - No surcharging of the network should be experienced for the 1 year event, unless where unavoidable at features such as flow controls.

We would therefore recommend our holding objection be maintained until the above points have been addressed.

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,

**Gideon Miller**  
Graduate Flood Risk Officer  
Flood and Water Management