



Flooding & Drainage

Caravans and Holiday Parks

STANDING ADVICE

Introduction

This guidance note has been produced to assist those wishing to submit planning applications for the development of caravan sites.

It is usual that these sites would be classified as “minor” development being for less than 10 dwelling units or on sites of less than 0.5 ha. Kent County Council is not required as a statutory consultee to provide consultation responses on minor development.

Caravan and camping sites, however, can be particularly vulnerable to flooding, and also have the potential to generate quantities of surface runoff from caravan roof areas, ancillary roofed areas, paved parking and access roads.

The objective of this standing advice is to inform applicants about required drainage and flooding information to support planning applications, to ensure adequate consideration is provided of surface water management and reduce the amount of consultation required.

If flood risks are appropriately managed it is anticipated that this type of development will be considered low risk in relation to flooding and drainage and that assessment may be undertaken solely by the Local Planning Authority.

Caravan site location

The National Planning Policy Framework (NPPF) steers new development to areas with the lowest probability of flooding. Areas subject to coastal flooding may be defended and this may enable caravan siting; however caravans are identified as having a highly vulnerable flood risk vulnerability classification. This can be assessed through reference to the flood mapping provided on the Gov.uk website and through consultation with the Environment Agency. Requirements due to being situated within Flood Risk Zone 2 or 3 are not addressed by Kent County Council.

Consideration should also be given to possible surface water flow routes which may cross the development site. Long term flood risk information is available which maps

flood risk from surface water and which can provide an indication of flood risk extent, depth and velocity of surface water flows. Please refer to Gov.UK (search “Long Term Flood Risk”)

Kent County Council would advise against locating any caravan within any area shown as having medium to high risk of surface water flooding. Medium to high risk has predicted depths of between 300 mm to 900 mm and over 900 mm, respectively.

Site drainage

Kent County Council would encourage the inclusion of permeable surfaces wherever possible to reduce the amount of concentrated runoff. Access roads are usually required to be of a hard surface to ensure adequate access. Both access roads and parking areas can be constructed from aggregate or other permeable materials which provide hard wearable access and allow water to infiltrate into the ground.

If due to other constraints, a significant percentage of the site area is developed with impermeable surfaces, e.g. asphalted access roads and concrete caravan pads, flows should be collected within a formalised drainage system, which may require attenuation with a controlled outflow before discharge to an identified discharge location or soakaway if acceptable for discharging to the ground. Filter drains and filter trenches may be used where possible to interrupt concentrations of surface flows.

If the later is the case, the application may be referred to Kent County Council for review and assessment to ensure that adequate attenuation has been provided on site, the ground conditions are conducive for infiltration if being utilised and that an appropriate discharge outfall has been identified.

Consultations with Kent County Council

Kent County Council will not provide a consultation response for caravan applications which constitute minor development; or, which are on a site greater than or equal to 0.5 ha but which is less than 10 individual caravans, unless there is an identified drainage problem within the vicinity.