STANDING ADVICE

Minor Development

Flood & Water Management

Introduction

This guidance note has been produced to assist those who are undertaking minor development. Whilst consultation is not undertaken with Kent County Council for minor development, applicants should be aware that the National Planning Policy Framework (NPPF) priorities for sustainable drainage apply to all developments, irrespective of scale.

Developers of sites for minor development are encouraged to consider the policies outlined in Kent County Council's Drainage and Planning Policy Statement (November 2019) for matters which may arise within their development site.

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.

If your development is located in Flood Risk Zone 2 or 3, a Flood Risk Assessment may be required (if development proposes any extension greater than 250 square meters or which results in a change in any existing building footprint). Please refer to the Environment Agency guidance if your site is affected by existing flood risk.

Residential Extensions

If the proposal is for an extension to a domestic dwelling, the design and construction will normally be covered by the Building Control Regulation procedures whether they are provided through the District or Borough Council or an external provider. This process includes the provision of satisfactory surface water drainage arrangements, so normally no planning condition will be imposed and no additional advice is required.

Residential Development Up to Nine Dwellings & Non-Residential up to 999m^2

Planning conditions may be imposed by the Local Planning Authority for applications of up to nine dwellings. As per the National Planning Policy Framework, it is necessary that surface water drainage is designed and installed to accommodate the run-off from all impermeable surfaces including roofs, driveways and patio areas on the approved development. The system must be design so that no additional or increased rate of flow of surface water will drain to any water body or adjacent land.

Drainage Statement

It is recommended that all planning applications include a Drainage Statement. This may be simple but must reflect the complexity of the proposed development and site situation. The Drainage Statement does not be a stand-alone document and may be

included within a Planning Statement. The details should include: proposed drainage principles; on site storage requirements; rates of discharge; and, the discharge point and/or outfall location.

Existing drainage infrastructure

If existing drainage infrastructure is to be utilised for a new building or extension, it is recommended that an assessment is undertaken by a suitably qualified professional of the existing system to demonstrate that it can accommodate any additional surface water flows.

If the development site is derelict or has been vacant for a lengthy period, it is recommended that a drainage survey is undertaken of the existing drainage infrastructure. This survey should confirm the condition of any sewers, connections or watercourses and identify any maintenance which may be necessary to ensure that surface water from the site can be discharged, without any restriction or any impact on the downstream system.

Surface water flow routes

Siting of new buildings should account for any potential flow routes. 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”).

Infiltration and soakaways

If the ground is permeable and the site is not within an Environment Agency special protection zone, then soakaways should be considered before other methods. Infiltration rates for soakaways are to be based on percolation tests in accordance with BRE 365, CIRIA SuDS manual C753, or a similar approved method. Other factors which may affect the utilisation of soakaways include: soluble ground conditions, high ground water, contaminated ground, made ground, source protection zones, landfills or septic tanks. These factors should be considered and investigated if within the site. Drawings will need to show the soakaway location and separations from existing and proposed buildings.

Public sewers or highway sewers

If any new discharge or increased discharge occurs to any public sewer or highway sewer, approval must first be received from the drainage asset owner and should be documented.

Ordinary Watercourses

Any formal drainage on a site may utilise connections to local ditches or streams. Any works on site that have the potential to affect any ordinary watercourse, including works within the stream, culverting and outfalls may require Land Drainage Consent from Kent County Council or appropriate Internal Drainage Board under the

Land Drainage Act (1991). If this is the case, please direct an enquiry to flood@kent.gov.uk or the appropriate Internal Drainage Board.