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Climate Change Mitigation Report for,
A Detached Bungalow at The Laurels, North Street, Biddenden, Kent. TN27 8AE
Planning Application Number.

Contents

1 0. INTRODUCTION

1.1. This Report is produced at the behest of Ashford Borough Council in respect of their Climate Change Mitigation Strategy. Relevant sections of that Strategy include Objective 7.2 and 6.3.2.

1.2. There have been numerous planning applications and Planning Appeals with NO request for a Climate Change Mitigation Strategy, until now.?

2.0. TOPOGRAPHY.

2.1. The property has a frontage to North Street, Biddenden which is classified. The plot is level. There is a gradient beyond the face of the property discharging to the eart bund. Rain water run-off is to the bund.

2.2. There are no existing water butts taking surface water run-off from the property. A water butt and overflow to a soakaway are defined on the drawings. There is a pond and water catchment areas locally. Natural infiltration is in place. Any water run-off is to land at the front of the property.

2.3. The capacity of the water butts is 1.3 cubic metres.

3.0 FLOODING.

3.1. The property has a natural defended flooding risk of 33.7 metres ODN. It is in a suburban location. There is no likelihood of flooding at this height.
3.2. There are no records of flooding from existing foul or surface water drainage systems at this property.
3.3. Flood calculations must assume an increase of 20% of flows to allow for climate change in accordance with projections for the 2115 horizon. That objective can be debated when the following section on drought is read.
3.4. The flood zone maps show the site area would not be affected by flood waters in a 1 in 100-year event. The area is considered defended from flooding by its height above the ODN levels predicted. Modelling by the Environment Agency has predicted that the defended level will be maintained.
3.5. The flood zone maps show the area would not be affected by flood waters in a 1 in 100-year event.
3.6. The Government have a £150 million flood prevention scheme allowing the Environment Agency to innovate on ideas that help flood prevention and improve water security.

4.0. IMPACT OF PLANNING POLICY STATEMENT 25.

4.1. PPS25 was published in December 2006. All planning applications are assessed in the light of that planning statement and its successors.
4.2. The purpose of PPS25 is to steer new development to areas of the lowest risk of flooding. That is Zone 1. Consistent with sustainability objectives this development is in an area of low probability to flooding.

5.0. SOURCE OF FLOODING.

5.1. The area is a suburban location with defended flooding risk. This area has minimal flood risk.
5.2. There are no records of flooding from existing foul or surface water drainage systems in the locality of this building.

6.0. FLOOD TRENDS AND CLIMATE CHANGE.

6.1 Flood calculations must assume an increase of 20% of flows to allow for climate change in accordance with PPS25 for the 2115 horizon.

7.0. DETERMINING THE 1 IN 100 YEAR FLOW + 20%.

7.1. The current defended 1 in year flood level at the location is 43.7m ODN whilst the undefended level is 14.5 metres. Modelling by the Environment Agency has predicted that the defended level will rise to 38.43 whilst the undefended level will rise to 20.43m by the year 2115.
7.2. The area is considered defended from flooding by its significant height above the ODN levels predicted.

8.0. SEQUENTIAL TEST.

8.1. The Sequential Test is a requirement of PPS25 and should be applied by the Local Planning Authority. This test should demonstrate that that there are no reasonably available sites in areas with a lower probability of flooding that would be appropriate for the development proposed. It can therefore only be carried out by the LPA.

9.0. EXCEPTION TEST.

9.1. For the Exception Test to be passed it must be demonstrated that:-
a) The development provides wider sustainability benefits to the community that outweigh flood risk.
b) It will be constructed on previously developed land.
c) The development will be safe without increasing flood risk elsewhere.
These requirements have been met as the site is already developed and set within an existing area that is served by houses, public transport and existing infrastructure. The proposal to develop an existing residential site is consistent with housing needs and the requirements of the Code for Sustainable Homes. The property will be safe from flooding.

10.0. ON SITE DRAINAGE.

10.1. Positive Drainage Systems. A drainage system is available to drain the building.
10.2. Sustainable Drainage Solutions. The site is already developed with a range of buildings a, drive and hard standings. The building is to be drained to a rainwater butt system and storage tank at the rear of the property.
10.3. Surface Water Discharge. Quality Issues. As the area is to be partially replaced by a new building and rainwater drainage there will be an overall improvement in the quality and control of runoff from the site.

11.0. DISPLACED WATER.

11.1. There will be no displaced water.

12.0 FLOOD PROOFING.

12.1 No specific flood proofing measures are proposed.
12.2 There are electrical connections intended to be fitted within the ground floor of the proposal. Part M of the Building Regulations requires the lowest electrical socket outlets to be placed at least 450 millimetres above floor level. Hence further reducing the electrical risk from moisture.

13.0. DROUGHT

13.1. Drought is on the verge of becoming the next pandemic with no easy cure. Most of the world will be living with water stress over the coming years. Demand is likely to outstrip supply during certain periods. It is impossible to extract more fresh water than there is available.
13.2. The maintenance of peoples well -being and social order are tied to water quality and quantity. Water should be as much a part of international climate discussions as carbon emissions and net zero. Water security needs to be central to decisions made on development and investment.
13.3. This country is not currently on the frontline of water scarcity.
13.4. By 2050 it is expected that drier and hotter summers will result in average summer temperatures rising by 1.5 degrees Celsius accompanied by a rainfall decrease of 10 %. This means higher drought risk caused by these elements.
13.5. Research into water use during the Coronavirus epidemic indicates that overall demand increased by about 2.6 % between February and October 2020. Business use decreased but home consumption increased.
13.6. A growing populations thirst in frequent heatwaves is an operational challenge for Water Companies.

13.7. The resilience of Water Companies distribution networks in extreme weather needs to be robust to maintain supply. Saving water and preventing leaking pipes or misuse by customers will assist in drought prevention measures.

14.0. SOLAR POWER.

14.1. Gable end construction is being used to create additional solar panel capacity on the new pitched roofs.

14.2 Photovoltaic panels are to be installed with an inverter and batteries in the roof space.

14.3. The use of an electric boiler reduces carbon emission and contributes to net zero targets.

14.4.. Solar panels are installed above the roof plane with a skirt to prevent bird infestation. Preferred choice is 5Kw panels.

15.0. SUSTAINABILITY.

15.1. The sustainability of the construction is improved by maximizing the space within the building envelope. The guidance within PPS 3 is due to be fulfilled.

15.2. Climate change mitigation is being addressed by virtue of construction that achieves high level of thermal insulation.

15.3 Sustainability seeks to balance economic, environmental, and social objectives, at global, national and local levels, to meet the needs of today without compromising the ability of future generations to meet their needs. It is about leaving the world a better place than we found it, and about securing the long term future by following the four main tenets of sustainable development: -

* protection of the environment.
* prudent use of scarce resources.
* promotion of services for the benefit of all.
* production of a healthy local economy, including high levels of employment.

5.4. Designed to be constructed to high levels of thermal resistance.

16.0. SUMMARY.

16.1. Water Companies produce drought plans. Most contain optimistic projections. Significantly they show that if we continue to extract water as usual by 2050 the amount of water available in England could be reduced by 10 to 15 %. Some rivers could have 50 to 80% less water during summer.

16.2. Force majeure such as pandemics can have a detrimental effect on water use and the maintenance of supply.

16.3. Hotter and drier summers could result in a decline in foreign holidays.
The anticipated decrease in water demand would obviate the usual 10% drop in demand from July to September.

16.4. Everybody needs to reduce the amount of water they use at home and at work. The introduction of water butts on this project will enable water retention for gardening and some cleaning purposes.

16.5. The capture of surface water run-off in period of rainfall will assist ground water recharge and agriculture.

16.6. There is a need to secure a long-term reduction in water use.

16.7. There is a need to reform water abstraction and improve water management to balance the needs of people and the natural environment.

16.8. The proposal is to provide a single storey bungalow on an established site. The area to be covered is impermeable.

16.9. The site is already developed and set within an existing area that is served by existing infrastructure. The proposal to develop an existing residential site is consistent with housing needs and the requirements of the aspiration of Government. The property will be safe from flooding.
16.10. The impact of climate change has been taken into account by assessing the impact of global warming on increased water flows.
16.11. It is proposed to install rainwater butts with a soak away tank to drain the surface of the building. Additional run off from the site will not be generated.
16.12. The assessment shows that development on the land will be safe, without increasing flood risk elsewhere.

17.0. GENERAL.
17.1. The following are not matters of additional information provided in the interests of good and efficient decision making. They are matters raised by Planning Validators, which with a little bit of knowledge and capability could be gleaned from the information already submitted.
17.2 The block and location plan show adequate access to the front and rear of the property for unloading the water butts. The fact that larger items of plant, materials and equipment are being unloaded and moved within the site reinforces the fact that the water butts can be easily transported to the rear of the site.
17.3. Each water butt has 1.303 cubic metre capacity.
17.4. The rainwater pipe will discharge through the cover at the head of the water butt and below the highest water level in the water butt.
17.5. Water butts are usually only 600-millimetre diameter or if rectangular they have a minimum dimension of 600 millimetres. That allows them to be carried through properties without the need for external access. With a little forethought this question should not have been asked.
17.6. The construction industry has a competent workforce who can accommodate all manner of practical problems. The location of water butts around a building are minor in nature and within the capability of the workforce. To raise this question by Planning administration staff is a real reflection of the fact that the Planning System has lost the plot. The intention appears to be to extend the number of banal requirements and increase bureaucracy. That benefits no-one.

18.0. CONDITIONS

18.2. This Statement is provided for the sole and confidential use of the Client, and Local Authority in determining the planning application. No responsibility will be accepted in relation to third parties any such person relies upon this Statement at their own risk.

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Keith R Hammond Limited.
For and on behalf of Peter Marshall.
20 November 2025.