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Flood and Water Management
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Our Ref: ABC/2025/108412
Date: 16 January 2026

Application No: PA/2025/2274

Location: Former Science Buildings, Olantigh Road, Wye, Ashford, TN25 5EJ

Proposal: 11no dwellings with access and landscaping following the demolition of former educational buildings.

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

Kent County Council, as Lead Local Flood Authority, has reviewed the Drainage Strategy Incorporating a Flood Risk Assessment document (August 2024) and understands that the proposed development intends to manage surface water through soakaways discharging to the underlying West Melbury Chalk.

While the LLFA raises no objection to the overall approach, the following items will need to be addressed and demonstrated at detailed design stage as part of a pre-commencement condition:

- The current soakaway design is based on an infiltration rate derived from a nearby development within the same chalk formation. On-site infiltration testing will be required to confirm achievable rates at this location. Soakage testing (undertaken in general accordance with BRE 365) should be carried out at the proposed locations and depths of the infiltration features.
- As part of the soakaway sizing calculations, an allowance for urban creep will need to be included. In line with the National Standards for Sustainable Drainage Systems, a 10% uplift should be applied to impermeable areas within the property curtilage to account for future extensions or increases in hardstanding.
- Sufficient pollutant removal for runoff from the access road will need to be demonstrated. At present, the treatment proposed is limited to gully catchpits only. Further evidence of treatment provision should be provided, in accordance with Part E, Chapter 26 of the CIRIA SuDS Manual.

Condition:

Development shall not begin in any phase until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate compliance with the required technical standards at the time of submission and shall demonstrate

that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.

The drainage scheme shall be implemented in accordance with the approved details.

Reason:

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

Condition:

No building on any phase (or within an agreed implementation schedule) of the development hereby permitted shall be occupied until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.

Reason:

To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 182 of the National Planning Policy Framework.

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,

Daniel Hoare

Senior Flood Risk Officer
Flood and Water Management