



Drainage Addendum

Site: Land off School Lane Higham, Kent ME3 7JE.

Client: M Scott Properties

Prepared by: DHA Environment
Eclipse House
Eclipse Park
Sittingbourne Road
Maidstone ME14 3EN

Date: June 2026

1.1 Introduction

- 1.1.1 This Drainage Technical Note (TN) has been produced in response to the latest response from Southern Water (SW) dated 24th March 2026 in relation to Planning Application Reference: 20260223 concerning a proposed residential development of up to 50 units on Land off School Lane Higham, Kent ME3 7JE.

1.2 Responses to SW comments

- 1.2.1 SW full response is contained in **Appendix A**. The previous drainage strategy was based on the disposal of surface water to deep bored soakaways which provided the best infiltration rates and the most economic drainage design.
- 1.2.2 SW, however, have stated concerns that by discharging directly into the Seaford Chalk Formation, surface water will bypass the protection provided by the overlying Thanet Sand Formation and present a potential pollution risk.
- 1.2.3 SW have stated that they have no objection to the development, subject to the surface water drainage strategy being amended to discharge entirely within the Thanet Sand Formation.
- 1.2.4 Based on the comments provided by Southern Water, the surface water drainage strategy has been amended to discharge into the Thanet Sand Formation as set out below.

1.3 Revised Drainage Strategy

- 1.3.1 Infiltration testing was carried out by Ground and Environmental Services Limited in accordance with BRE 365 in August 2025 a copy of which is contained within **Appendix B**. Testing was carried out in two locations at depths of between 1 and 4.0m below ground. Geology was found to comprise of silt and sand.
-

- 1.3.2 Infiltration to the west of the site was found to be very low however rates of between 4.93×10^{-6} m/s (0.018m/hr) to 2.66×10^{-6} m/s (0.009m/hr) were obtained in other areas of the site.
- 1.3.3 Given the relatively low soakage rates, the optimum design is achieved by providing the maximum surface area possible to promote the maximum potential for infiltration. This is best achieved by the provision of infiltration basins and permeable paving.
- 1.3.4 A topographical survey of the site is shown on drawing 35728-TS-01 contained within **Appendix C**. The site falls steeply from a high point of 62m AOD in the centre of the site to low points of 55.4m AOD and 55.9m AOD on the western and eastern boundaries respectively.
- 1.3.5 The revised drainage strategy is shown on drawing 35728-D-01 contained within **Appendix D**.
- 1.3.6 The site has been split into two surface water catchments. Catchment 1 comprises of the centre of the site. It is proposed to lower the ridge of the site by circa 1m to provide an increased plateau at a level of 61m AOD which will allow permeable paving. Adjacent roof areas will drain directly to the areas of permeable paving.
- 1.3.7 Catchment 2 comprises of the East of the site. As with catchment 1, roof areas will drain into the adjacent hard surfacing. This part of the site drains from the plateau level of 61m AOD to the level of circa 58.2m AOD on the eastern boundary with School Lane. Given the gradient of 1 in 20 and the relatively low infiltration rates even with the provision of check dams, the permeable paving alone will not deal with the surface water generated. It is therefore proposed that the permeable paving is to discharge into an infiltration blanket with a shallow swale above.
- 1.3.8 The proposed contributing areas are shown on drawing 35728-D-02 and along with associated calculations is contained in **Appendix D**.
- 1.3.9 The calculations have been tested with both a Factor of Safety of 1.5 and 5.
- 1.3.10 The proposed masterplan has been amended suit the amended drainage layout and is contained in **Appendix E**.

1.4 Summary and Conclusions

- 1.4.1 This Technical Note demonstrates that the development proposals can be suitably drained and will not increase the risk of flooding either on or off site. As such the proposals accord with the requirements of the NPPF, PPG and the National standards for sustainable drainage systems (SuDS) in respect of securing a suitable and sustainable drainage strategy for the development.

It also demonstrates compliance with SW requirement to drain into the Thanet Sands rather than the Seaford Chalk Formation.

APPENDIX

A



Southern Water Response



Gravesham Borough Council
Civic Centre
Windmill Street
Kent
DA12 1AU

Your ref
20260223

Our ref
DSA000051868

Date
24th March 2026

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Application for Outline application with all/some matters reserved for the development of up to 50 residential dwellings (including affordable housing), vehicular access road from School Lane, internal roads, car parking, landscaping, public open space, and other associated works and infrastructure. All matters to be reserved with the exception of the main site access.

Site: Land North of High View School Lane, Higham, Rochester, Kent, ME3 7HP.

Thank you for your correspondence, please see our comments below regarding the above application.

Please see below comments following the hydrogeological review of this application site.

The Southern Water Catchment Hydrogeology Team have reviewed this planning application. The site lies within SPZ2 of the Higham groundwater catchment, approximately 330 m south of our public water supply abstraction. This is a sensitive hydrogeological location as the Seaford Chalk Principal Aquifer supplies drinking water to the public and water in the Chalk flows via fracture networks that can significantly reduce pollutant travel times.

No ground investigation report has been provided, and no hydrogeological assessment has been undertaken of the potential risks posed by the development to our groundwater supply.

The drainage strategy proposes to discharge surface water via deep borehole soakaways founded in the Seaford Chalk Formation. Discharging directly to the Seaford Chalk bypasses the natural attenuation and protection provided by the overlying Thanet Sand Formation and creates a preferential pathway into the Southern Water abstraction horizon. The increased risk to the public water supply has not been assessed. The drainage strategy must also be corrected to reflect that the trial pit infiltration tests were undertaken in the Thanet Sand Formation, not in the shallow Seaford Chalk.



The infiltration results have been incorrectly described as “very low” to “low”. This is not consistent with CIRIA C753: The SuDS Manual, which would classify the recorded infiltration rates as moderate for sandy strata. The trial pit tests were undertaken at depths of 1m, 3m and 4m, with starting water levels between 0.49 m and 1.92 m below ground level. Several of these tests therefore do not reflect the proposed soakaway invert levels and do not meet BRE 365 expectations for representative infiltration testing. Despite these limitations, the results still indicate locally good to moderate infiltration within the Thanet Sand Formation. Southern Water also notes that the Soakaway Testing Letter has been exported at such low resolution that the numerical results are illegible; a higher-resolution version must be provided.

The SuDS Manual is intended to support compliance with environmental quality standards and does not replace the need to protect drinking water sources. Given the site’s proximity to our abstraction boreholes and the potential for preferential fracture flow in the Chalk, enhanced treatment and mitigation measures are required. The SuDS Manual also notes that sensitive hydrogeological locations require enhanced treatment, yet no such measures are included in the current drainage design.

Southern Water does not object to this planning application subject to the following requirements.

- Surface water discharge must be restricted to the Thanet Sand Formation via shallow infiltration or attenuation basins, and deep borehole soakaways are strictly prohibited. A revised drainage design must be submitted to Southern Water for review prior to discharge of this condition.
- The drainage design must incorporate enhanced surface water treatment and mitigation measures appropriate for a sensitive groundwater location, and the revised design must be reviewed by Southern Water prior to discharge of this condition.
- All below-ground infrastructure, including but not limited to drainage, infiltration systems, foundations, piling, ground improvement, utilities, ducting, and any other penetrative construction, must be wholly contained within the Thanet Sand Formation. No penetrative construction of any type is permitted to extend into the Seaford Chalk Formation.
- Contractors must adhere to recognised best practice pollution prevention guidance to avoid environmental contamination during construction.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Future Growth Planning Team

southernwater.co.uk/developing-building/planning-your-development

APPENDIX B



Infiltration Testing



Ground and Environmental Services Limited

Unit 2 Montpelier Business Park
Dencora Way
Ashford
Kent
TN23 4FG
01233 646237

Charlie Ranson
Scott Properties

Date: 27th August 2025

Our ref: 13561

Dear Charlie,

RE: SOAKAGE TESTING – Land at School Lane, Higham ME3 7HP

Introduction

Ground and Environmental Services Ltd (GES) was commissioned by Scott Properties to undertake soakage testing on Land at School Lane, Higham ME3 7HP.

The purpose of the ground investigation was to carry out soakage testing in order to obtain infiltration characteristics for use in assessing the feasibility of adopting a shallow soakaway solution for surface water drainage.

This report specifically excludes comment or advice with regards to contaminated land or pollution related issues.

Fieldwork

The site works were carried out on the 22nd August 2025 and comprised the following:

- BRE DG365 Soakage Testing.

Trial Pitting

Five trial pits designated SP1, SP2, SP3, SP4 and SP5 were machine excavated to depths of 3.0, 1.0, 3.0, 1.0 and 4.0mbegl (metres below ground level) respectively by a mechanical excavator.

Logs of the trial pits are enclosed.

Soakage Testing

Infiltration testing was carried out in all trial pits using water discharged from a 10,000L water bowser. The testing was carried out in accordance with the methodology given in BRE DG365 'Soakaway design' and comprised discharging water into the trial excavation and monitoring the fall in water level against time.

The results are enclosed and are summarised below:

Trial Pit ID	Test No	Test Depth (m)	Test duration (minutes)	Volume of water drained (%)	Infiltration rate (m/s)	Comment
SP 1	1	1.49-3.0	280	26	5.45×10^{-7}	Very low Infiltration Potential. Infiltration rate estimated from extrapolation of test data. Estimated time for 75% drainage is 5800 minutes
SP 2	1	0.49-1.0	255	45	9.33×10^{-7}	Very low Infiltration Potential. Infiltration rate estimated from extrapolation of test data. Estimated time for 75% drainage is 2200 minutes
SP3	1	1.49-3.0	230	38	4.93×10^{-6}	Low Infiltration Potential. Infiltration rate estimated from extrapolation of test data. Estimated time for 75% drainage is 760 minutes
SP4	1	0.49-1.0	230	47	2.66×10^{-6}	Low Infiltration Potential. Infiltration rate estimated from extrapolation of test data. Estimated time for 75% drainage is 820 minutes
Sp5	1	1.92-4.0	180	16	1.1×10^{-6}	Low Infiltration Potential. Infiltration rate estimated from extrapolation of test data. Estimated time for 75% drainage is 3350 minutes

We trust that this is satisfactory and addresses your requirements, but should you have any queries please do not hesitate to contact this office.

We look forward to hearing from you in the near future.

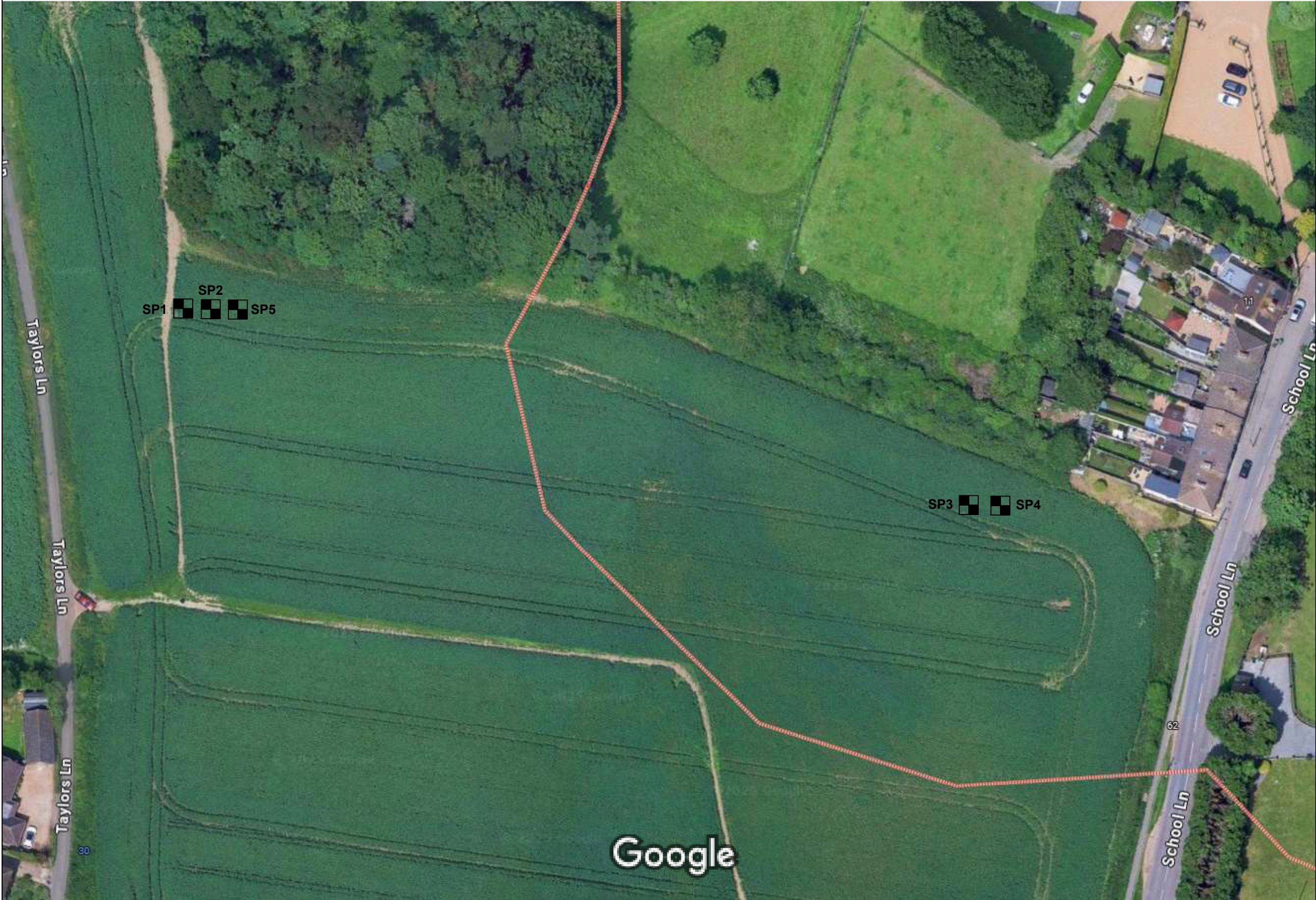
Yours sincerely,



Craig Spanton
Director
Ground and Environmental Services Limited

Enc:
Test Location Plan
Trial Pit Logs
Soakage Test Results

ME3 7HP



- KEY:
- WS - WINDOW SAMPLE
 - BH - BOREHOLE
 - (I) - INSTALLATION
 - TP - TRIAL PIT
 - HDTP - HAND DUG TRIAL PIT
 - SP - SOAKAGE PIT
 - DCP - DYNAMIC CONE PENETRATION
 - DP - DYNAMIC PROBE
 - HA - HAND AUGER
 - PT - PERCOLATION TEST
 - GM - GAS MONITORING STANDPIPE
 - S - SAMPLE LOCATION

CLIENT:
M Scott Properties Ltd

SITE ADDRESS:
Land at School Lane
Higham
ME3 7HP

DRAWING NO.:
Figure 1

DRAWING TITLE:
Exploratory Hole Location Plan

PROJECT NO.:
13561

DATE:
08/2025

DRAWN:
PJ

REVISION:
00



SOAKAWAY TESTING

Test in accordance with BRE 365 Guidelines

Project Reference Number: 13561 Client: M Scott Properties Ltd

Site: School Lane

Location: Higham

Weather: Sunny

Date of Test: 22-Aug-25

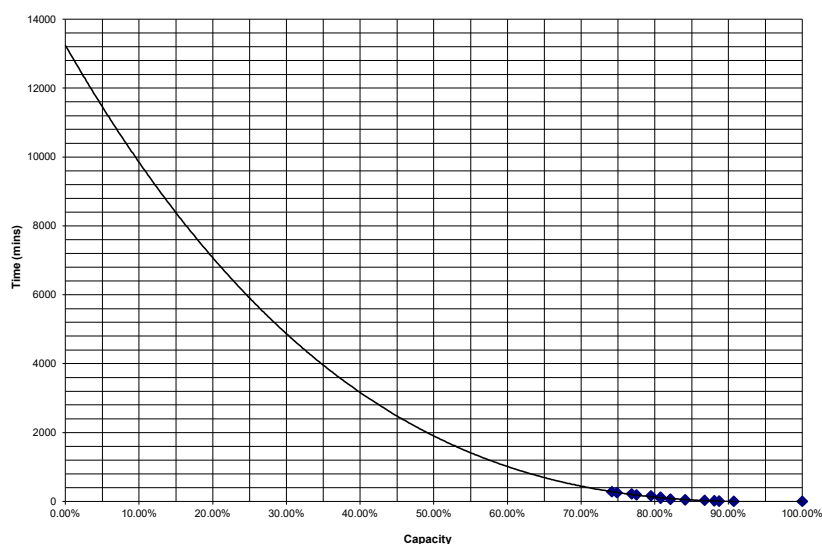
SP 1 Test
1 / 1

TRIAL PIT DIMENSIONS

Width (m): 0.65 Length (m): 1.8
Depth (m): 3 Invert Depth (m): 1.49
Drainage time of test (mins): 280 (25.83% Drained)

SOAKAGE RESULTS

Depth	(%)	Time
1.49	100.00%	0
1.63	90.73%	2
1.66	88.74%	8
1.67	88.08%	13
1.69	86.75%	26
1.73	84.11%	45
1.76	82.12%	65
1.78	80.79%	89
1.78	80.79%	120
1.8	79.47%	160
1.83	77.48%	190
1.84	76.82%	220
1.87	74.83%	250
3	0.00%	



INFILTRATION RATE

Depth (B.G.L) (m)	Infiltration Rate (m/s)
1.49-3.0	5.45E-07

Departures from the specified test method:

None

Remarks:

Very low Infiltration Potential. Infiltration rate estimated from extrapolation of test data.
Estimated time for 75% drainage is 5800 minutes.

Authorised Signatory:

C SPANTON

Date:

26th August 2025



Ground and Environmental Services Limited

Unit 2 Montpelier Business Park
Dencora Way, Ashford
Kent TN23 4FG

Tel: 01233 646237

Trial Pit No. SP2

Sheet: 1 of 1

Equipment & Methods.

JCB 3CX Excavator Support Used: None
Backfill: Arisings

Project Name: School Lane

Project Location: Higham

Client: M Scott Properties Ltd

Job No:

13561

Co-ordinates:

E:

N:

Ground Level (m):

Date Started: 22/08/2025

Date Completed: 22/08/2025

Samples and In situ Testing

Depth
(m)

No.

Type

Result

Field Records

DESCRIPTION

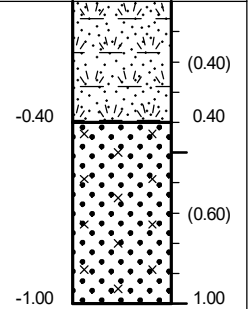
Reduced
Level
(m)

Legend

Depth
(Thick)
(m)

TOPSOIL - Greyish brown sandy silt with occasional fine to medium flint. Sand is fine.

Light brown silty fine SAND.



End of Trial Pit 1.00 m
(Thickness of basal layer not proven)

Remarks:

Logged By:

JF

Checked By:

CSS

Scale:
1:25

Approved By:

FIG No.

Notes: For explanation of symbols and abbreviations, see Key Sheet.



SOAKAWAY TESTING

Test in accordance with BRE 365 Guidelines

Project Reference Number: 13561 Client: M Scott Properties Ltd

Site: School Lane

Location: Higham

Weather: Sunny

Date of Test: 22-Aug-25

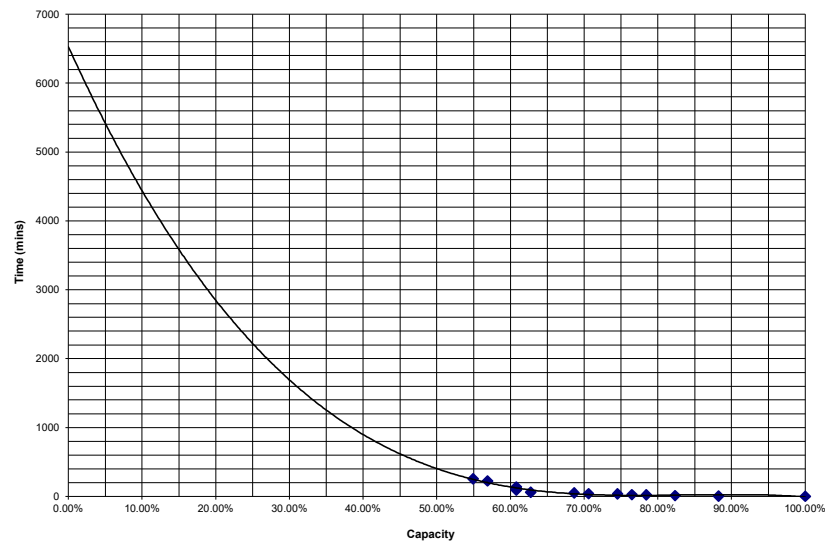
SP 2 Test
1 / 1

TRIAL PIT DIMENSIONS

Width (m): 0.65 Length (m): 1.6
Depth (m): 1 Invert Depth (m): 0.49
Drainage time of test (mins): 255 (45.10% Drained)

SOAKAGE RESULTS

Depth	(%)	Time
0.49	100.00%	0
0.55	88.24%	5
0.58	82.35%	10
0.6	78.43%	21
0.61	76.47%	25
0.62	74.51%	35
0.64	70.59%	40
0.65	68.63%	50
0.68	62.75%	60
0.69	60.78%	90
0.69	60.78%	115
0.69	60.78%	135
0.71	56.86%	225
0.72	54.90%	255
1	0.00%	



INFILTRATION RATE

Depth (B.G.L) (m)	Infiltration Rate (m/s)
0.49 - 1.00m	9.33E-07

Departures from the specified test method:

None

Remarks:

Very low Infiltration Potential. Infiltration rate estimated from extrapolation of test data.
Estimated time for 75% drainage is 2200 minutes.

Authorised Signatory:

C SPANTON

Date:

26th August 2025



SOAKAWAY TESTING

Test in accordance with BRE 365 Guidelines

Project Reference Number: 13561 Client: M Scott Properties Ltd

Site: School Lane

Location: Higham

Weather: Sunny

Date of Test: 22-Aug-25

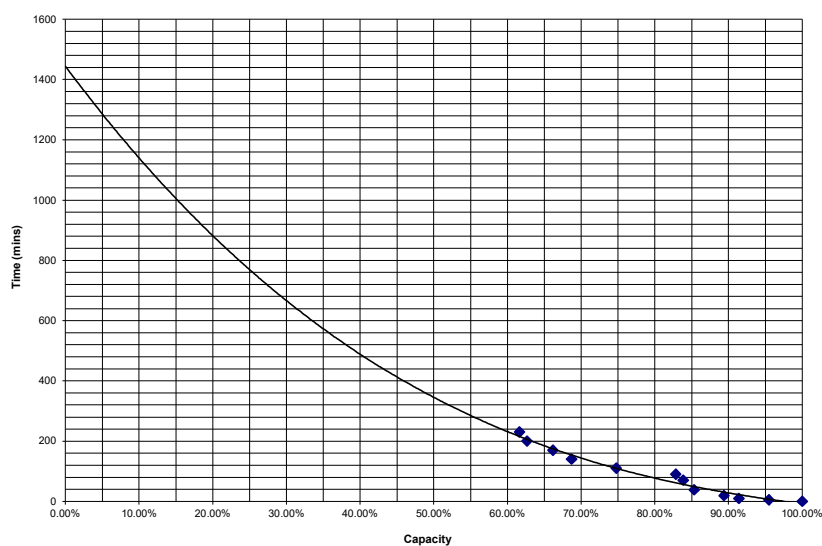
SP 3 Test
1 / 1

TRIAL PIT DIMENSIONS

Width (m): 0.65 Length (m): 1.8
Depth (m): 3 Invert Depth (m): 1.49
Drainage time of test (mins): 230 (38.38% Drained)

SOAKAGE RESULTS

Depth	(%)	Time
1.02	100.00%	0
1.11	95.45%	5
1.19	91.41%	10
1.23	89.39%	19
1.31	85.35%	38
1.34	83.84%	70
1.36	82.83%	90
1.52	74.75%	110
1.64	68.69%	140
1.69	66.16%	170
1.76	62.63%	200
1.78	61.62%	230
3	0.00%	



INFILTRATION RATE

Depth (B.G.L) (m)	Infiltration Rate (m/s)
1.02 - 3.00m	4.93E-06

Departures from the specified test method:

None

Remarks:

Low Infiltration Potential. Infiltration rate estimated from extrapolation of test data.
Estimated time for 75% drainage is 760 minutes.

Authorised Signatory:

C SPANTON

Date:

26th August 2025



Ground and Environmental Services Limited

Unit 2 Montpelier Business Park
Dencora Way, Ashford
Kent TN23 4FG

Tel: 01233 646237

Trial Pit No. SP4

Sheet: 1 of 1

Equipment & Methods.

JCB 3CX Excavator Support Used: None
Backfill: Arisings

Project Name: School Lane

Project Location: Higham

Client: M Scott Properties Ltd

Job No:

13561

Co-ordinates:

E:

N:

Ground Level (m):

Date Started: 22/08/2025

Date Completed: 22/08/2025

Samples and In situ Testing

Depth
(m)

No.

Type

Result

Field Records

DESCRIPTION

Reduced
Level
(m)

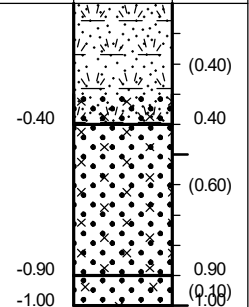
Legend

Depth
(Thick)
(m)

TOPSOIL - Greyish brown sandy silt with occasional fine to medium flint. Sand is fine.

Orangeish-brown slightly clayey very sandy SILT with occasional fine to coarse flint. Sand is fine.

Light brown very silty fine to medium SAND.



End of Trial Pit 1.00 m
(Thickness of basal layer not proven)

Remarks:

Logged By:
JF

Checked By:
CSS

Scale:
1:25

Approved By:

FIG No.

Notes: For explanation of symbols and abbreviations, see Key Sheet.



SOAKAWAY TESTING

Test in accordance with BRE 365 Guidelines

Project Reference Number: 13561 Client: M Scott Properties Ltd

Site: School Lane

Location: Higham

Weather: Sunny

Date of Test: 22-Aug-25

SP 4 Test
1 / 1

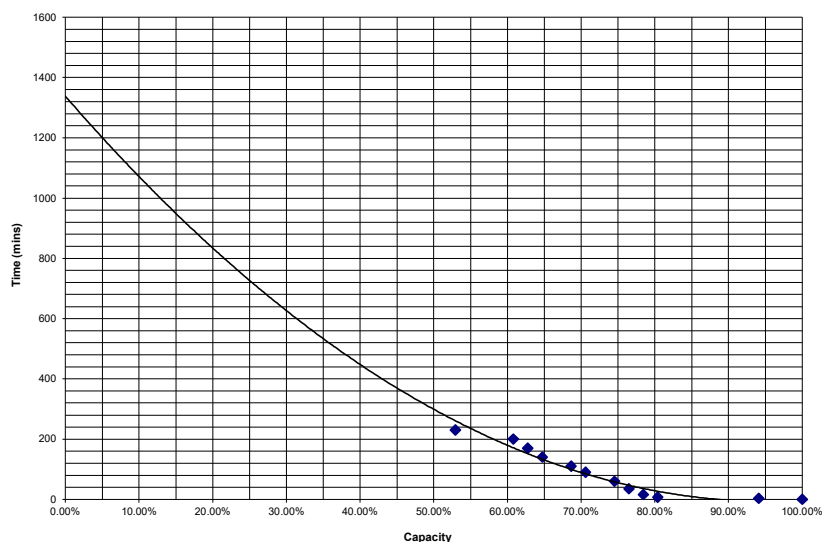
TRIAL PIT DIMENSIONS

Width (m): 0.65 Length (m): 1.6
Depth (m): 1 Invert Depth (m): 0.49
Drainage time of test (mins): 230 (47.16% Drained)

SOAKAGE RESULTS

Depth	(%)	Time
0.49	100.00%	0
0.52	94.12%	3
0.59	80.39%	7
0.6	78.43%	16
0.61	76.47%	35
0.62	74.51%	60
0.64	70.59%	90
0.65	68.63%	110
0.67	64.71%	140
0.68	62.75%	170
0.69	60.78%	200
0.73	52.94%	230

1 0.00%



INFILTRATION RATE

Depth (B.G.L) (m)	Infiltration Rate (m/s)
0.49 - 1.00m	2.66E-06

Departures from the specified test method:

None

Remarks:

Low Infiltration Potential. Infiltration rate estimated from extrapolation of test data.
Estimated time for 75% drainage is 820 minutes.

Authorised Signatory:

C SPANTON

Date:

26th August 2025



SOAKAWAY TESTING

Test in accordance with BRE 365 Guidelines

Project Reference Number: 13561 Client: M Scott Properties Ltd

Site: School Lane

Location: Higham

Weather: Sunny

Date of Test: 22-Aug-25

SP 5 Test
1 / 1

TRIAL PIT DIMENSIONS

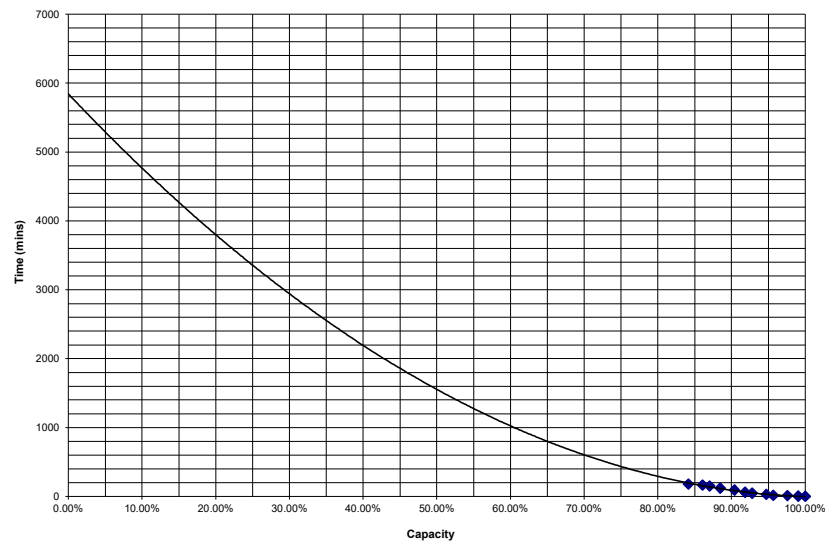
Width (m): 0.65 Length (m): 1.8

Depth (m): 4 Invert Depth (m): 1.92

Drainage time of test (mins): 180 (15.87% Drained)

SOAKAGE RESULTS

Depth	(%)	Time
1.92	100.00%	0
1.94	99.04%	5
1.97	97.60%	10
2.01	95.67%	15
2.03	94.71%	30
2.07	92.79%	45
2.09	91.83%	60
2.12	90.38%	90
2.16	88.46%	120
2.19	87.02%	150
2.21	86.06%	165
2.25	84.13%	180
4	0.00%	



INFILTRATION RATE

Depth (B.G.L) (m)	Infiltration Rate (m/s)
1.92 - 4.00m	1.10E-06

Departures from the specified test method: None

Remarks: Low Infiltration Potential. Infiltration rate estimated from extrapolation of test data.
Estimated time for 75% drainage is 3350 minutes.

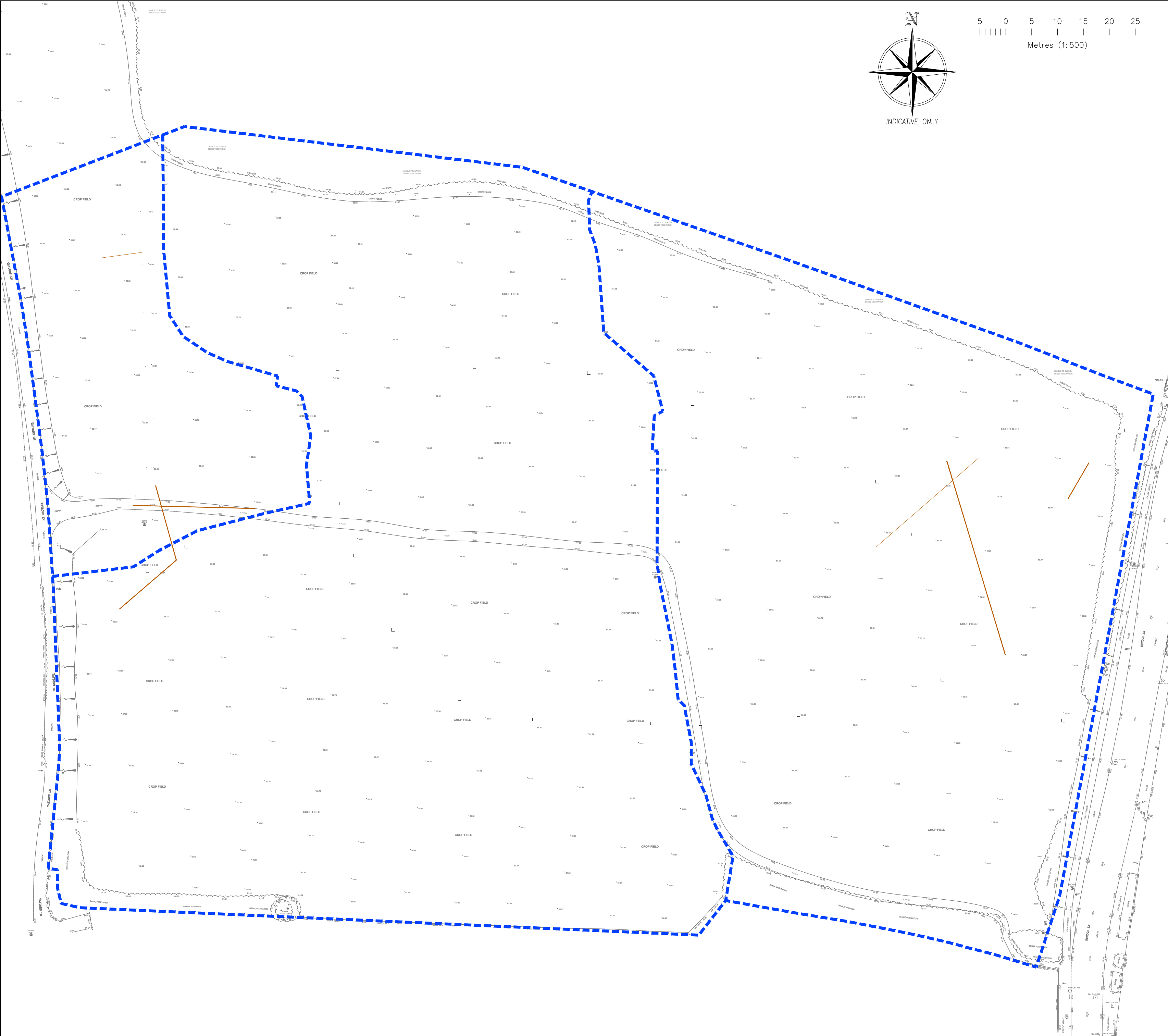
Authorised Signatory: C SPANTON Date: 26th August 2025

APPENDIX

C



Topographical Survey



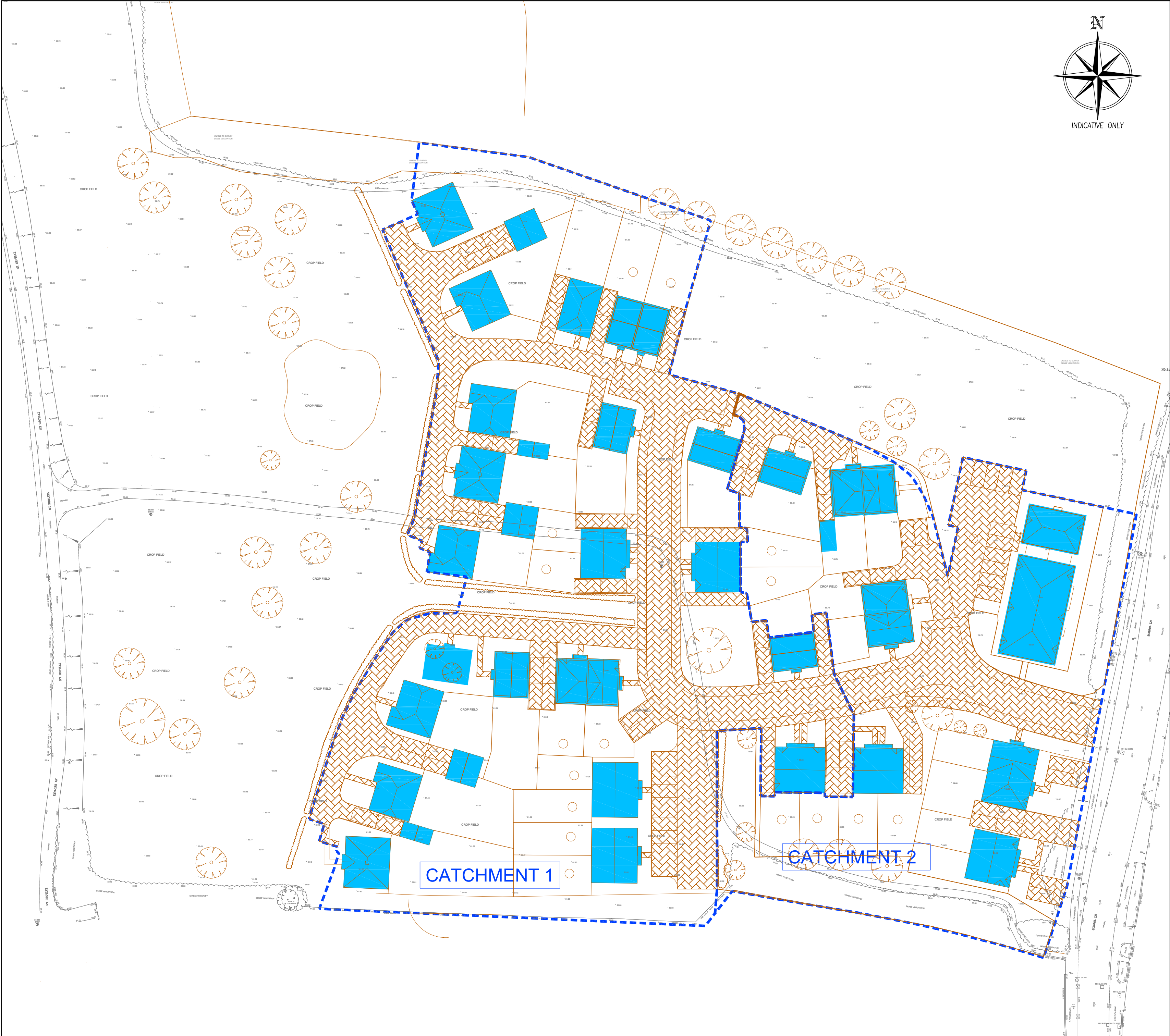
ONLY SCALE FOR PLANNING
PURPOSES

P1	First issue	20.08.25	CS
REV	AMENDMENTS	DATE	CHK
Client			
M SCOTT PROPERTIES LTD			
Project			
LAND WEST OF SCHOOL LANE, HIGHAM			
Title			
TOPOGRAPHICAL SURVEY			
Drwg	Rev	Scale	Date
35728 -TS-01	P1	1:500	26.11.25
cha			
Eclipse House, Eclipse Park, Sittingbourne Road Maidstone, Kent. ME14 3EN			
t: 01622 776226 e: info@dhaplanning.co.uk		f: 01622 776227 w: www.dhaplanning.co.uk	
CAD Reference:			A2

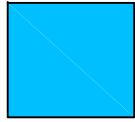
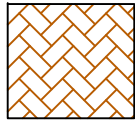
APPENDIX D

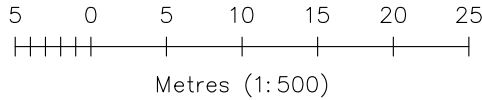


Updated Drainage Strategy and Calculations

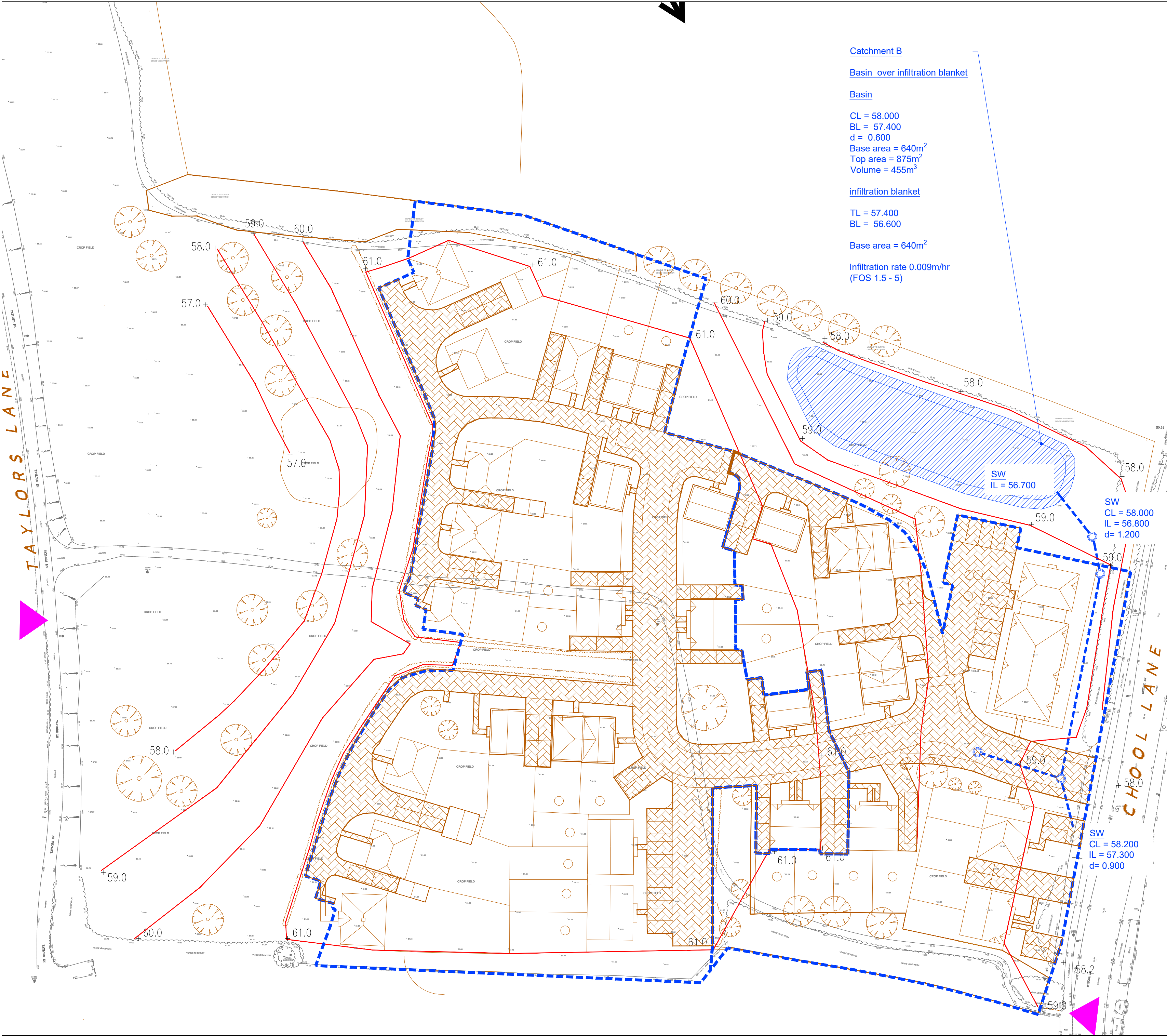


ONLY SCALE FOR PLANNING PURPOSES

	Private roof area	- 2,730m ²
	Total + 10% Urban creep	- 3,003m ²
	Hardstanding (porous)	- 4,670m ²
	Total impermeable	- 7,673m ²



P1	Layout amended	29.06.26	CS
P1	First issue	26.11.25	CS
REV	AMENDMENTS	DATE	CHK
Client			
M SCOTT PROPERTIES LTD			
Project			
LAND WEST OF SCHOOL LANE, HIGHAM			
Title			
CONTRIBUTING AREAS PLAN			
Drwg	Rev	Scale	Date
35728 -D-01	P2	1:500	26.11.2025
			
Eclipse House, Eclipse Park, Sittingbourne Road Maidstone, Kent. ME14 3EN			
t: 01622 776226		f: 01622 776227	
e: info@dhaplanning.co.uk		w: www.dhaplanning.co.uk	
CAD Reference:			A2



Catchment B

Basin over infiltration blanket

Basin

CL = 58.000
BL = 57.400
d = 0.600
Base area = 640m²
Top area = 875m²
Volume = 455m³

infiltration blanket

TL = 57.400
BL = 56.600

Base area = 640m²

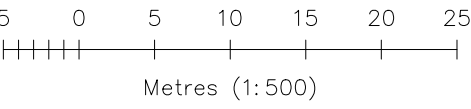
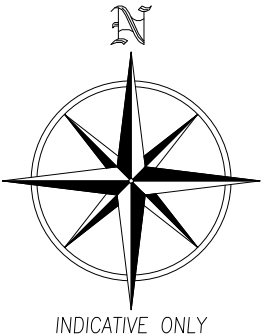
Infiltration rate 0.009m/hr
(FOS 1.5 - 5)

SW
IL = 56.700

SW
CL = 58.000
IL = 56.800
d = 1.200

SW
CL = 58.200
IL = 57.300
d = 0.900

ONLY SCALE FOR PLANNING
PURPOSES



P2	Layout amended	29.06.26	CS
P1	First issue	26.11.25	CS
REV	AMENDMENTS	DATE	CHK

Client
M SCOTT PROPERTIES LTD

Project
LAND WEST OF SCHOOL LANE, HIGHAM

Title
PROPOSED DRAINAGE PLAN

Drwg	Rev	Scale	Date
35728 -D-01	P2	1:500	26.11.2025



Eclipse House, Eclipse Park, Sittingbourne Road
Maidstone, Kent. ME14 3EN
t: 01622 776226 f: 01622 776227
e: info@dhaplanning.co.uk w: www.dhaplanning.co.uk

CAD Reference: **A2**

DHA Transport Ltd				Page 1	
Eclipse House Eclipse Park Sittingbourne Road Maidstone ME14 3EN		School Lane Higham PP			
Date 29/06/2026 10:18 File pp catchment A.SRCX		Designed by Chris Checked by			
Causeway		Source Control 2019.1			
<u>Summary of Results for 100 year Return Period (+45%)</u>					
Half Drain Time : 811 minutes.					
Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
15 min Summer	60.554	0.354	5.0	321.0	O K
30 min Summer	60.597	0.397	5.0	360.0	O K
60 min Summer	60.641	0.441	5.0	400.5	O K
120 min Summer	60.684	0.484	5.0	439.3	O K
180 min Summer	60.706	0.506	5.0	458.8	Flood Risk
240 min Summer	60.718	0.518	5.0	469.6	Flood Risk
360 min Summer	60.727	0.527	5.0	478.0	Flood Risk
480 min Summer	60.725	0.525	5.0	476.8	Flood Risk
600 min Summer	60.718	0.518	5.0	470.4	Flood Risk
720 min Summer	60.708	0.508	5.0	460.6	Flood Risk
960 min Summer	60.708	0.508	5.0	461.1	Flood Risk
1440 min Summer	60.700	0.500	5.0	454.1	Flood Risk
2160 min Summer	60.681	0.481	5.0	436.1	O K
2880 min Summer	60.656	0.456	5.0	414.1	O K
4320 min Summer	60.557	0.357	5.0	323.9	O K
5760 min Summer	60.475	0.275	5.0	249.2	O K
7200 min Summer	60.407	0.207	5.0	187.8	O K
8640 min Summer	60.353	0.153	5.0	138.8	O K
10080 min Summer	60.311	0.111	5.0	100.9	O K
15 min Winter	60.554	0.354	5.0	321.0	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Time-Peak (mins)		
15 min Summer	266.891	0.0	19		
30 min Summer	150.134	0.0	34		
60 min Summer	84.454	0.0	64		
120 min Summer	47.508	0.0	124		
180 min Summer	33.932	0.0	182		
240 min Summer	26.725	0.0	242		
360 min Summer	19.088	0.0	362		
480 min Summer	15.033	0.0	480		
600 min Summer	12.492	0.0	600		
720 min Summer	10.737	0.0	698		
960 min Summer	8.729	0.0	808		
1440 min Summer	6.519	0.0	1066		
2160 min Summer	4.868	0.0	1472		
2880 min Summer	3.957	0.0	1876		
4320 min Summer	2.762	0.0	2680		
5760 min Summer	2.140	0.0	3456		
7200 min Summer	1.756	0.0	4176		
8640 min Summer	1.493	0.0	4840		
10080 min Summer	1.303	0.0	5456		
15 min Winter	266.891	0.0	19		
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DHA Transport Ltd					Page 2
Eclipse House Eclipse Park Sittingbourne Road Maidstone ME14 3EN			School Lane Higham PP		
Date 29/06/2026 10:18 File pp catchment A.SRCX			Designed by Chris Checked by		
Causeway			Source Control 2019.1		
Summary of Results for 100 year Return Period (+45%)					
Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
30 min Winter	60.597	0.397	5.0	360.0	O K
60 min Winter	60.641	0.441	5.0	400.5	O K
120 min Winter	60.685	0.485	5.0	439.7	O K
180 min Winter	60.706	0.506	5.0	459.5	Flood Risk
240 min Winter	60.718	0.518	5.0	470.5	Flood Risk
360 min Winter	60.728	0.528	5.0	479.5	Flood Risk
480 min Winter	60.728	0.528	5.0	479.1	Flood Risk
600 min Winter	60.722	0.522	5.0	473.5	Flood Risk
720 min Winter	60.712	0.512	5.0	464.8	Flood Risk
960 min Winter	60.710	0.510	5.0	462.4	Flood Risk
1440 min Winter	60.695	0.495	5.0	449.3	O K
2160 min Winter	60.660	0.460	5.0	417.9	O K
2880 min Winter	60.619	0.419	5.0	380.1	O K
4320 min Winter	60.483	0.283	5.0	256.9	O K
5760 min Winter	60.376	0.176	5.0	159.4	O K
7200 min Winter	60.297	0.097	5.0	88.2	O K
8640 min Winter	60.253	0.053	5.0	48.1	O K
10080 min Winter	60.245	0.045	4.5	40.6	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Time-Peak (mins)		
30 min Winter	150.134	0.0	33		
60 min Winter	84.454	0.0	62		
120 min Winter	47.508	0.0	122		
180 min Winter	33.932	0.0	180		
240 min Winter	26.725	0.0	238		
360 min Winter	19.088	0.0	354		
480 min Winter	15.033	0.0	468		
600 min Winter	12.492	0.0	578		
720 min Winter	10.737	0.0	686		
960 min Winter	8.729	0.0	888		
1440 min Winter	6.519	0.0	1110		
2160 min Winter	4.868	0.0	1576		
2880 min Winter	3.957	0.0	2016		
4320 min Winter	2.762	0.0	2812		
5760 min Winter	2.140	0.0	3520		
7200 min Winter	1.756	0.0	4112		
8640 min Winter	1.493	0.0	4576		
10080 min Winter	1.303	0.0	5152		
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Causeway		Source Control 2019.1																																										
<u>Rainfall Details</u> <table> <tr> <td>Rainfall Model</td> <td>FEH</td> <td>D2 (1km)</td> <td>0.395</td> <td>Cv (Summer)</td> <td>1.000</td> </tr> <tr> <td>Return Period (years)</td> <td>100</td> <td>D3 (1km)</td> <td>0.228</td> <td>Cv (Winter)</td> <td>1.000</td> </tr> <tr> <td>FEH Rainfall Version</td> <td>1999</td> <td>E (1km)</td> <td>0.316</td> <td>Shortest Storm (mins)</td> <td>15</td> </tr> <tr> <td>Site Location</td> <td></td> <td>F (1km)</td> <td>2.611</td> <td>Longest Storm (mins)</td> <td>10080</td> </tr> <tr> <td>C (1km)</td> <td>-0.025</td> <td>Summer Storms</td> <td>Yes</td> <td>Climate Change %</td> <td>+45</td> </tr> <tr> <td>D1 (1km)</td> <td>0.285</td> <td>Winter Storms</td> <td>Yes</td> <td></td> <td></td> </tr> </table> <u>Time Area Diagram</u> Total Area (ha) 0.510 <table> <tr> <td>Time (mins)</td> <td>Area</td> </tr> <tr> <td>From:</td> <td>To: (ha)</td> </tr> <tr> <td>0</td> <td>4 0.510</td> </tr> </table>			Rainfall Model	FEH	D2 (1km)	0.395	Cv (Summer)	1.000	Return Period (years)	100	D3 (1km)	0.228	Cv (Winter)	1.000	FEH Rainfall Version	1999	E (1km)	0.316	Shortest Storm (mins)	15	Site Location		F (1km)	2.611	Longest Storm (mins)	10080	C (1km)	-0.025	Summer Storms	Yes	Climate Change %	+45	D1 (1km)	0.285	Winter Storms	Yes			Time (mins)	Area	From:	To: (ha)	0	4 0.510
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Model Details Storage is Online Cover Level (m) 61.000 Porous Car Park Structure <table><tr><td>Infiltration Coefficient Base (m/hr)</td><td>0.00900</td><td>Width (m)</td><td>55.0</td></tr><tr><td>Membrane Percolation (mm/hr)</td><td>1000</td><td>Length (m)</td><td>55.0</td></tr><tr><td>Max Percolation (l/s)</td><td>840.3</td><td>Slope (1:X)</td><td>0.0</td></tr><tr><td>Safety Factor</td><td>1.5</td><td>Depression Storage (mm)</td><td>5</td></tr><tr><td>Porosity</td><td>0.30</td><td>Evaporation (mm/day)</td><td>3</td></tr><tr><td>Invert Level (m)</td><td>60.200</td><td>Membrane Depth (m)</td><td>0</td></tr></table>			Infiltration Coefficient Base (m/hr)	0.00900	Width (m)	55.0	Membrane Percolation (mm/hr)	1000	Length (m)	55.0	Max Percolation (l/s)	840.3	Slope (1:X)	0.0	Safety Factor	1.5	Depression Storage (mm)	5	Porosity	0.30	Evaporation (mm/day)	3	Invert Level (m)	60.200	Membrane Depth (m)	0
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Date 29/06/2026 10:17 File pp catchment A.SRCX			Designed by Chris Checked by		
Causeway			Source Control 2019.1		
<u>Summary of Results for 100 year Return Period (+45%)</u>					
Half Drain Time : 3969 minutes.					
Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
15 min Summer	60.557	0.357		1.5 323.8	O K
30 min Summer	60.602	0.402		1.5 365.3	O K
60 min Summer	60.653	0.453		1.5 410.8	O K
120 min Summer	60.707	0.507		1.5 459.8	Flood Risk
180 min Summer	60.739	0.539		1.5 489.5	Flood Risk
240 min Summer	60.763	0.563		1.5 510.7	Flood Risk
360 min Summer	60.795	0.595		1.5 539.7	Flood Risk
480 min Summer	60.816	0.616		1.5 559.0	Flood Risk
600 min Summer	60.831	0.631		1.5 572.8	Flood Risk
720 min Summer	60.842	0.642		1.5 582.8	Flood Risk
960 min Summer	60.881	0.681		1.5 617.6	Flood Risk
1440 min Summer	60.930	0.730		1.5 662.2	Flood Risk
2160 min Summer	60.968	0.768		1.5 696.6	Flood Risk
2880 min Summer	60.983	0.783		1.5 710.2	Flood Risk
4320 min Summer	60.914	0.714		1.5 647.8	Flood Risk
5760 min Summer	60.859	0.659		1.5 598.1	Flood Risk
7200 min Summer	60.813	0.613		1.5 556.6	Flood Risk
8640 min Summer	60.773	0.573		1.5 519.8	Flood Risk
10080 min Summer	60.736	0.536		1.5 486.0	Flood Risk
15 min Winter	60.557	0.357		1.5 323.8	O K
Storm Event		Rain (mm/hr)	Flooded Volume (m³)	Time-Peak (mins)	
15 min Summer		266.891	0.0	19	
30 min Summer		150.134	0.0	34	
60 min Summer		84.454	0.0	64	
120 min Summer		47.508	0.0	124	
180 min Summer		33.932	0.0	184	
240 min Summer		26.725	0.0	244	
360 min Summer		19.088	0.0	364	
480 min Summer		15.033	0.0	484	
600 min Summer		12.492	0.0	602	
720 min Summer		10.737	0.0	722	
960 min Summer		8.729	0.0	962	
1440 min Summer		6.519	0.0	1442	
2160 min Summer		4.868	0.0	2160	
2880 min Summer		3.957	0.0	2880	
4320 min Summer		2.762	0.0	3632	
5760 min Summer		2.140	0.0	4320	
7200 min Summer		1.756	0.0	5048	
8640 min Summer		1.493	0.0	5872	
10080 min Summer		1.303	0.0	6656	
15 min Winter		266.891	0.0	19	
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DHA Transport Ltd				Page 2	
Eclipse House Eclipse Park Sittingbourne Road Maidstone ME14 3EN		School Lane Higham PP			
Date 29/06/2026 10:17 File pp catchment A.SRCX		Designed by Chris Checked by			
Causeway		Source Control 2019.1			
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Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
30 min Winter	60.602	0.402	1.5	365.2	O K
60 min Winter	60.653	0.453	1.5	410.8	O K
120 min Winter	60.707	0.507	1.5	459.9	Flood Risk
180 min Winter	60.740	0.540	1.5	489.7	Flood Risk
240 min Winter	60.763	0.563	1.5	510.8	Flood Risk
360 min Winter	60.795	0.595	1.5	540.0	Flood Risk
480 min Winter	60.816	0.616	1.5	559.5	Flood Risk
600 min Winter	60.832	0.632	1.5	573.4	Flood Risk
720 min Winter	60.843	0.643	1.5	583.6	Flood Risk
960 min Winter	60.882	0.682	1.5	618.7	Flood Risk
1440 min Winter	60.932	0.732	1.5	664.3	Flood Risk
2160 min Winter	60.972	0.772	1.5	700.4	Flood Risk
2880 min Winter	60.989	0.789	1.5	716.2	Flood Risk
4320 min Winter	60.918	0.718	1.5	651.4	Flood Risk
5760 min Winter	60.855	0.655	1.5	594.2	Flood Risk
7200 min Winter	60.799	0.599	1.5	543.7	Flood Risk
8640 min Winter	60.747	0.547	1.5	496.0	Flood Risk
10080 min Winter	60.697	0.497	1.5	450.8	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Time-Peak (mins)		
30 min Winter	150.134	0.0	34		
60 min Winter	84.454	0.0	64		
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600 min Winter	12.492	0.0	596		
720 min Winter	10.737	0.0	714		
960 min Winter	8.729	0.0	946		
1440 min Winter	6.519	0.0	1412		
2160 min Winter	4.868	0.0	2096		
2880 min Winter	3.957	0.0	2768		
4320 min Winter	2.762	0.0	4016		
5760 min Winter	2.140	0.0	4488		
7200 min Winter	1.756	0.0	5336		
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Causeway										
Source Control 2019.1										
<u>Model Details</u> Storage is Online Cover Level (m) 58.000 <u>Complex Structure</u> <u>Infiltration Blanket</u> Infiltration Coefficient Base (m/hr) 0.00900 Diameter/Width (m) 25.2 Safety Factor 1.5 Length (m) 25.2 Porosity 0.30 Cap Volume Depth (m) 0.000 Invert Level (m) 56.400 <u>Infiltration Basin</u> Invert Level (m) 57.400 Safety Factor 1.5 Infiltration Coefficient Base (m/hr) 0.00900 Porosity 1.00 Infiltration Coefficient Side (m/hr) 0.00900 <table style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Depth (m)</th> <th>Area (m²)</th> <th>Depth (m)</th> <th>Area (m²)</th> </tr> </thead> <tbody> <tr> <td>0.000</td> <td>640.0</td> <td>0.600</td> <td>875.0</td> </tr> </tbody> </table>			Depth (m)	Area (m ²)	Depth (m)	Area (m ²)	0.000	640.0	0.600	875.0
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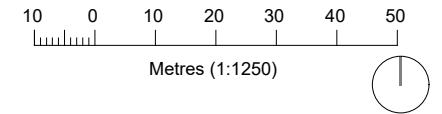
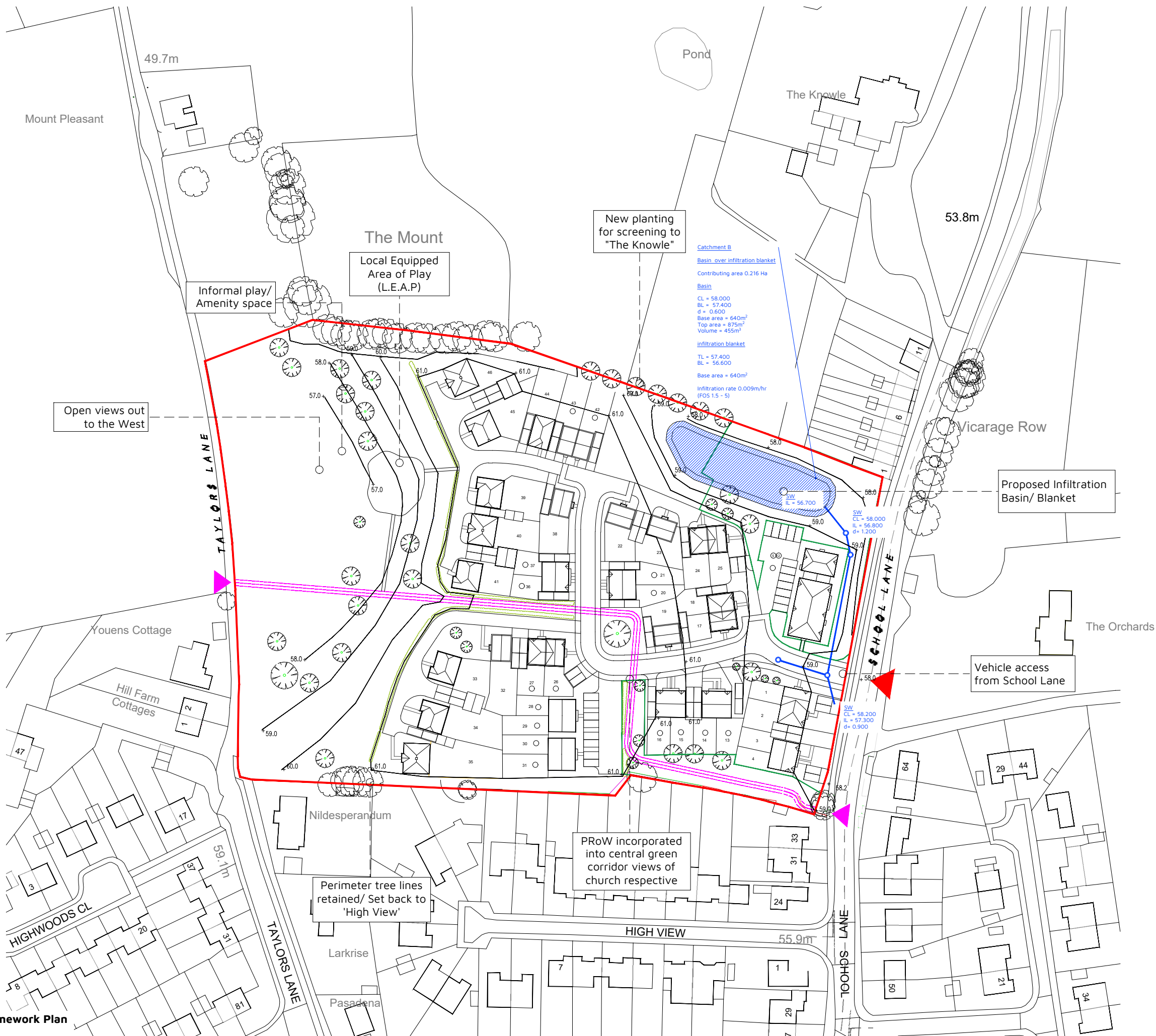
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APPENDIX E



Updated masterplan



- Application Boundary
- PRoW NS153
- Vehicle access via School Lane
- Pedestrian access via PRoW NS153
- Existing Trees
- Underground Attenuation Tank

- Indicative Outline Accommodation Schedule**
- 1/2 Bed Apartment
 - 2 Bed House
 - 3 Bed House
 - 4 Bed House

Private Dwellings (22)	
3 Bedrooms	- 12
4 Bedrooms	- 8
2 Bedrooms	- 2
Affordable Dwellings (24)	
1&2 Bed Apartments	- 8
2 Bedrooms	- 14
3 Bedrooms	- 2
Total of 46No. units	

A Layout change due to drainage requirements 29/06/26
Rev: Reason: Date:

Client:
M SCOTT PROPERTIES
Project:
LAND AT SCHOOL LANE, HIGHAM
Title:
ILLUSTRATIVE FRAMEWORK PLAN

Drawing No: DHA/35718/08 Rev: A Scale: 1:1250 Date: JUNE 2026

dha
Eclipse House, Eclipse Park, Sittingbourne Road
Maidstone, Kent. ME14 3EN
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