



## Delegated Report

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**Application No:** 20250331

**Location:** BRT Properties Kent, Top Yard, Hardys Corner, 2 Vale Road, Northfleet

**Description:** Application for the approval of condition 5 (sustainable surface water drainage) attached to planning reference number 20240998.

**Applicant:** BRT Properties Kent Ltd

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### Submitted Documents/Plans

Application form  
Covering letter  
Drainage Modelling Calculations by Considine  
Drainage Strategy Appraisal by Considine  
Calculations by Micro Drainage  
Storm Sewer Design by Micro Drainage  
Drainage Operations and Maintenance Manual by Considine

Drawing no. 3474-CON-00-XX-DR-C-1540 (typical construction details)  
Drawing no. 3474-CON-00-XX-DR-C-1530 (typical drainage details)  
Drawing no. 3474-CON-00-XX-DR-C-1510 (manhole schedule)  
Drawing no. 3474-CON-00-XX-DR-C-1510 (drainage layout sheet 1 of 2)  
Drawing no. 3474-CON-00-XX-DR-C-1511 (drainage layout sheet 2 of 2)  
Drawing no. 3474-CON-00-XX-DR-C-1500 (engineering layout sheet 1 of 2)  
Drawing no. 3474-CON-00-XX-DR-C-1501 (engineering layout sheet 2 of 2)

### Relevant Planning History

**20240998** Application for the variation of condition 2 attached to appeal ref APP/K2230/W/22/3302467 relating to erection of a three storey building with rooms in the roof space to provide 14 x two bedroom self-contained flats, with associated access, car parking, cycle parking, refuse stores and amenity space; to allow the alteration of the design of the windows and different sized dormers and ground floor doors accessing private terraces to be altered to windows and adjust the landscaping to suit.

**Approved 05 March 2025**

### Consultations, Publicity and Representations

#### KCC Flood

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

Council as Lead Local Flood Authority has reviewed the documentation submitted in support of Condition 5 and have the following comments to provide:

The LLFA understands from the details provided that surface water runoff is to be restricted to 2 l/s for all return periods into the public sewer. We acknowledge that a pumping station is required due to the levels of the land against the invert level of the existing sewer.

Before the condition is discharged, we note that the supporting Microdrainage simulation outputs dated 02/11/2021, are based upon an earlier revision of the Drainage Layout sheets (3474-CON-00-XX-DR-C-1510) and not the current version (P04). Comparing revisions, the latest drawing has a greatly reduced attenuation tank surface area compared to earlier iterations. The Microdrainage output is therefore considered to no longer be current; therefore, we would request this be rerun to demonstrate compliance with designing for storm events up to the climate adjusted 100-year return period scenario.

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.

*Following this the applicant submitted Drainage Modelling Calculations and KCC responded below:*

Kent County Council as Lead Local Flood Authority notes a further update to the Microdrainage modelling has been submitted that is in line with the latest P04 Drainage Layout sheets (3474-CON-00-XX-DR-C-1510). No above ground flooding appears to be indicated for storm events up to and including the climate adjusted 100 year events. In view of this, we now remove our objection to discharging condition 5.

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.

## **Analysis**

Condition 5 of 20240998 states:

*Following site clearance works, no further works shall commence until a scheme for sustainable surface water drainage has been submitted to and approved, in writing, by the Local Planning Authority. The detailed drainage scheme shall:*

- i) demonstrate that both the rate and volume of run-off leaving the site post-development will be restricted to that of the existing site during any rainfall event up to and including a climate change adjusted, 100-year critical storm event;*
- ii) demonstrate that the existing on-site surface water flow routes and accumulation points will not be altered in such a way that the development places property at risk from flooding during any rainfall event, up to and including a climate change adjusted, 100-year critical storm event;*
- iii) demonstrate that infiltration features are not located on parts of the site where contamination might be present;*
- iv) include a timetable for its implementation; and*
- v) include a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the ongoing operation of the system.*

*The surface water drainage scheme shall be implemented in full according to the approved details prior to first occupation and thereafter maintained and managed for the lifetime of the*

development.

*Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with paragraph 183 of the Framework 2024.*

The information submitted is acceptable and this condition can be discharged, as confirmed by KCC Flood.

**Recommendation:**

Discharge condition 5 of 20240998.

**See draft Decision**

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| <b>Case Officer:</b> Mrs Alison Webster                                                          | <b>Team Leader:</b> Mrs Faye Walsh                                                               |
| <b>Signed:</b>  | <b>Signed:</b>  |
| <b>Dated:</b> 3 June 2025.                                                                       | <b>Dated:</b> 06 June 2025                                                                       |