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Our Ref: SBC/2017/064922
Date: 12 January 2018

Application No: 17/506551/EIASCO

Location: Land South And East Of Sittingbourne Kent

Proposal: EIA Scoping Opinion for a mixed-use development including up to 11,250 residential dwellings, commercial space (circa 120,000 sqm), new infrastructure to create new junctions onto the M2 and A2 joined by a new relief road, new retail and health facilities, leisure facilities, educational facilities and community facilities at land to the south and east of Sittingbourne

Thank you for your consultation on the above EIA Scoping Opinion.

Kent County Council as Lead Local Flood Authority have the following comments:

This application is supported by an Environmental Impact Assessment Scoping Report prepared by Entran (December 2017). Within Chapter 9 of the report there has been an assessment of the management of surface water as a result of increased impermeable area during both the operational and construction phases, however there is no mention of the impacts upon water quality from the surface water drainage. We would therefore recommend that full consideration is given to the systems capacity to remove pollutants and to the cleanliness of the water discharged from the site when compiling the Flood Risk Assessment/Drainage Strategy.

The report states that a Flood Risk Assessment will be produced, with findings included within the Environmental Statement. We have no preference as to whether a Flood Risk Assessment forms part of an EIA or is submitted as a standalone document. Any identified flood risk or surface water management issues should be appropriately considered within the application documentation (with appropriate mitigation recommend wherever necessary).

The Flood Risk Assessment should include a clear Drainage Strategy, which adheres to policies as set out in our Drainage and Planning Policy Statement. We would also recommend that the applicant also considers the Guide for Master Planning Sustainable Drainage Into Development to fully incorporate drainage into the overall development to minimise flood risk, which can be found at:

http://www.kent.gov.uk/data/assets/pdf_file/0007/23578/Masterplanning-for-SuDS.pdf

If further clarification is required we would encourage the applicant/their consultants to contact us to begin pre-application discussions to discuss the surface water management at this site.

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,

Andrew Longman

Flood Risk Technical Support Officer
Flood and Water Management