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Our Ref: TWBC/2023/094013
Date: 24 February 2023

Application No: 23/00086/HYBRID

Location: Land West Of Mile Oak Road, Paddock Wood, Tonbridge, Kent, TN12 6NP

Proposal: HYBRID Application: Full Application for erection of 160 homes. Outline Application (appearance, landscaping, layout and scale reserved) for the erection of up to 400 additional homes, inclusive of associated infrastructure including land for specialist accommodation for the elderly, land for secondary school expansion, a local centre, play areas, network of new roads (and widening of existing roads), surface water drainage features, car and cycle parking and open space and associated works,

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

Kent County Council as Lead Local Flood Authority have reviewed the Flood Risk Assessment and Drainage Strategy prepared by Stantec UK Limited dated 16th December 2022 and the Drainage Strategy Report dated December 2022 prepared by Barter Hill and have the following comments:

It is understood from the report that the surface water is to be managed through using attenuation basins, a series of swales and permeable paving prior to a restricted discharge at 5.3 l/s/ha into the East Rhoden stream.

We note that within the outline application catchment A has been reserved for a school expansion, however this has not been assessed further as part of this drainage proposal. We would seek for further information to be provided regarding this parcel, or for it to be separated from this application.

We request for further clarification on the above matter.

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,

Emily Neale
Graduate Flood Risk Officer
Flood and Water Management