

SuDS not duds .. Securing Good SuDS in Kent

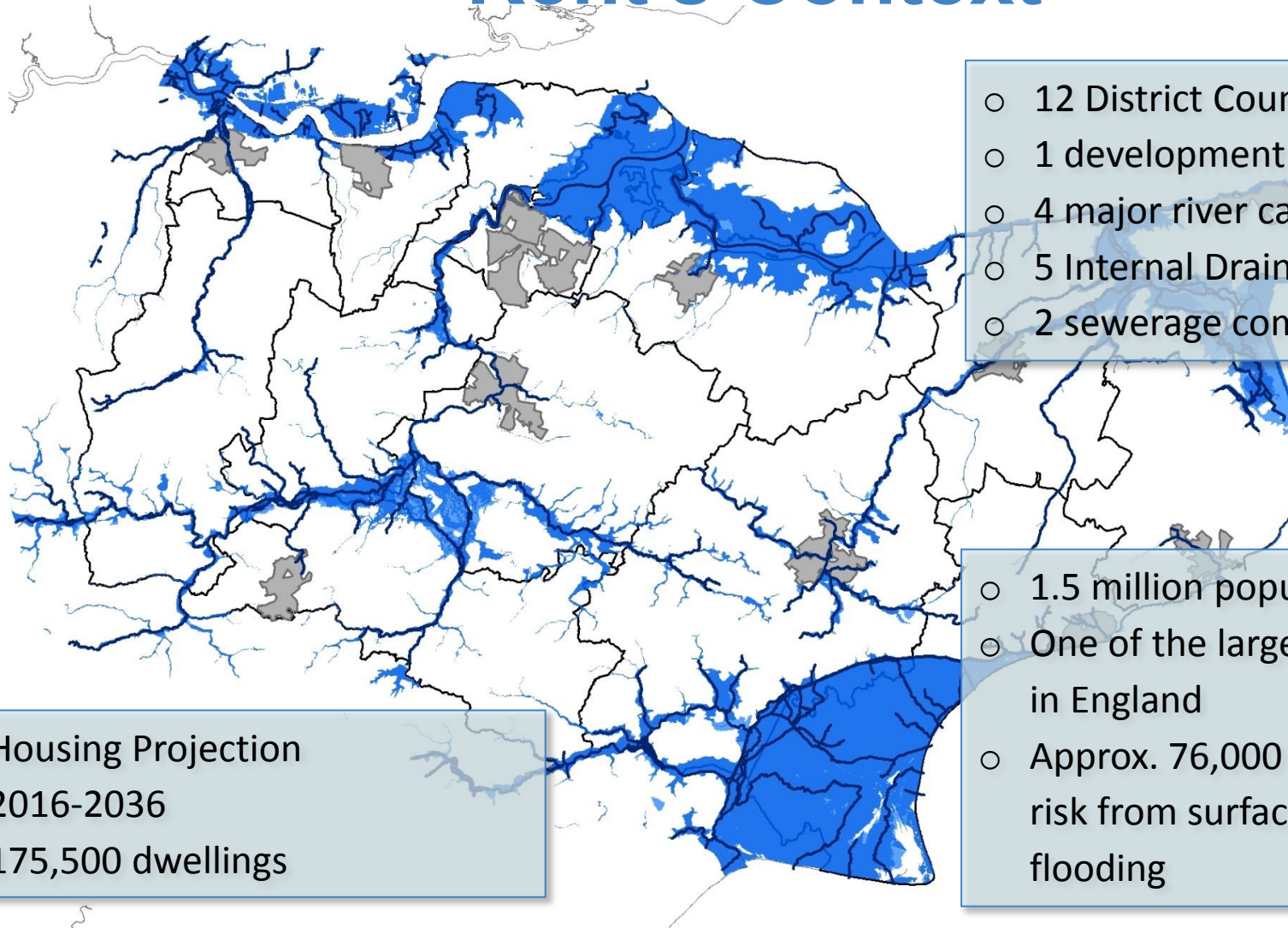
21 February 2018

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Flood and Water Management

Topics

- Context
- Local planning & consultations
- Policy
- Engagement
- Key Learning
- Challenges & Opportunities

Kent's Context

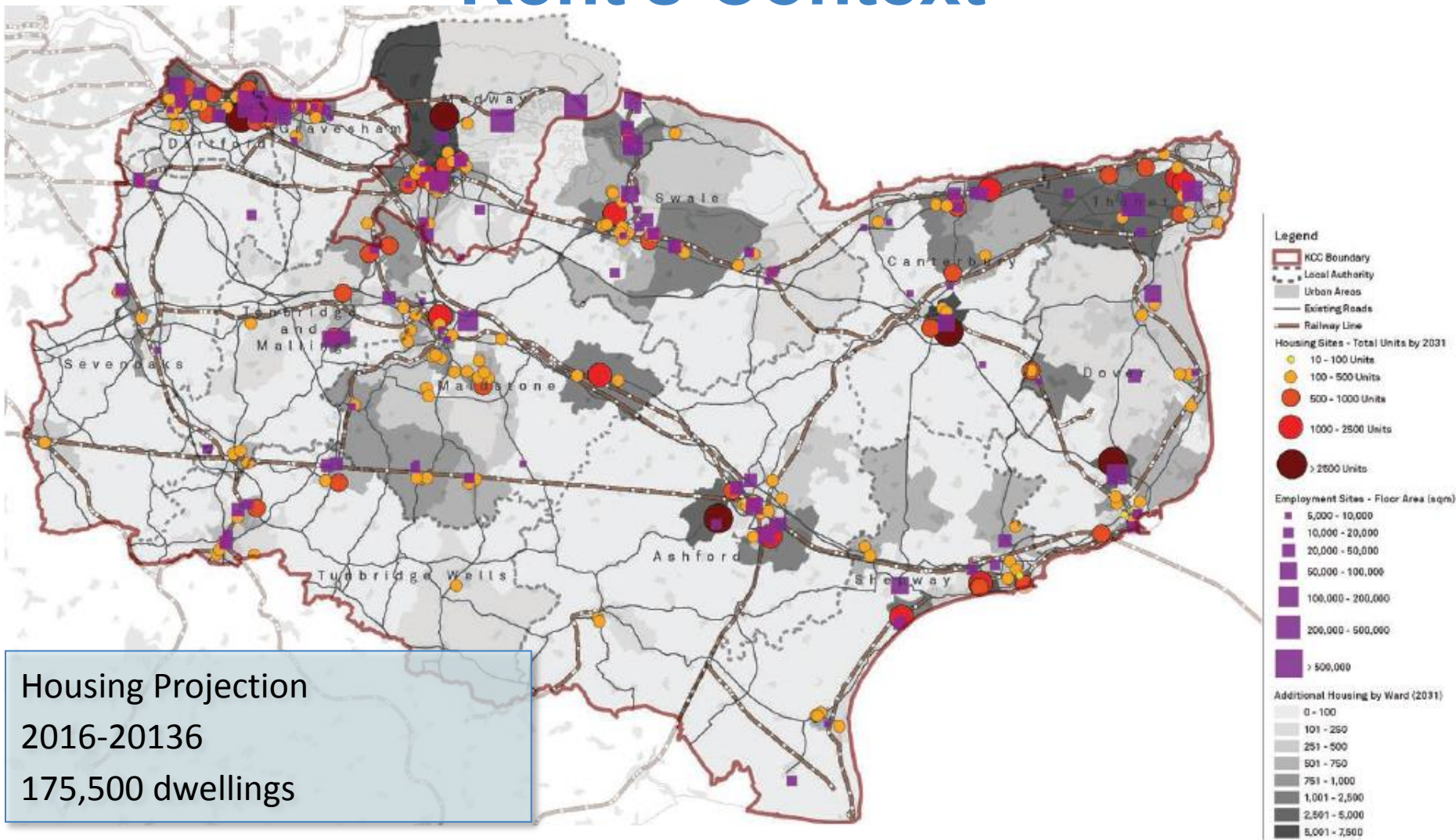


- 12 District Councils
- 1 development corporation
- 4 major river catchments
- 5 Internal Drainage Boards
- 2 sewerage companies

Housing Projection
2016-2036
175,500 dwellings

- 1.5 million population
- One of the largest coastlines in England
- Approx. 76,000 properties at risk from surface water flooding

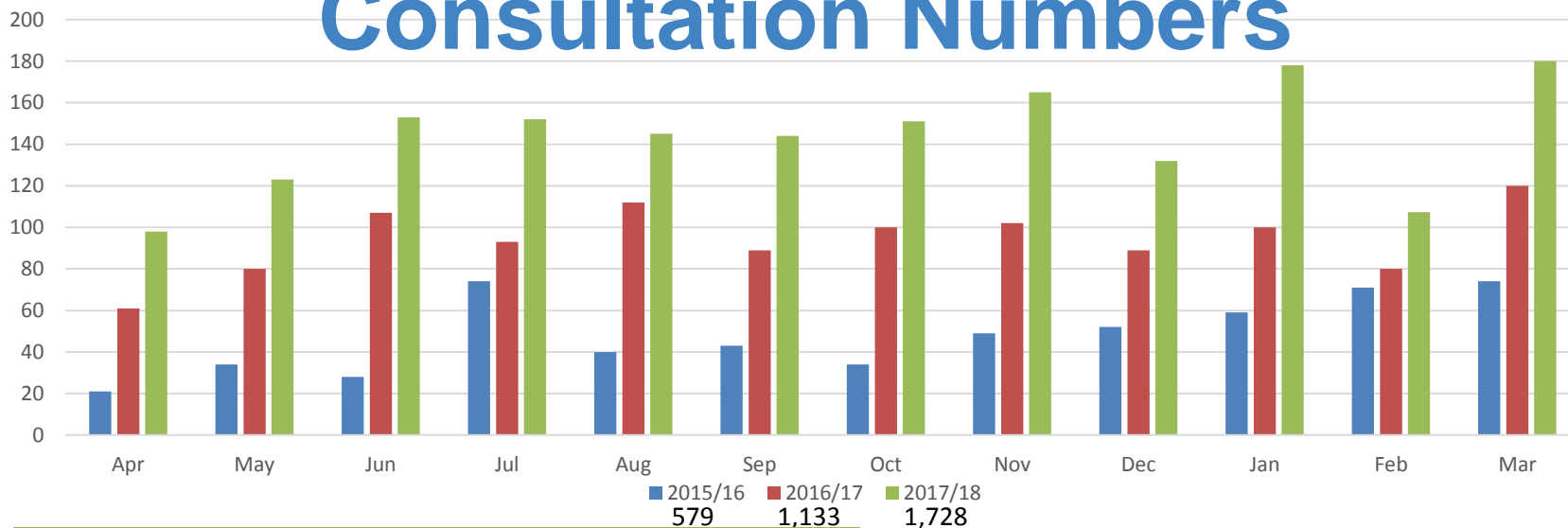
Kent's Context



Local planning

LPA	Local Plan Status	flood	suds	SPD	
Ashford	submitted draft 21 Dec 2017	✓	✓	✓	ENV9 references environmental setting and biodiversity
Canterbury	adopted Jul 2017	✓	✓		CC11 references environmental setting and biodiversity
Dartford	adopted Jul 2017				references inclusion but no specific policy; CS24
Dover	revisions being drafted				
Gravesham	Site allocations				new site allocations currently being prepared; only references inclusion of SuDS
Maidstone	adopted Oct 2017				included within specific site allocations and good design policy; blue green strategy
Sevenoaks	revisions being drafted				
Shepway	revisions being drafted				
Swale	adopted 26 Jul 2017	✓	✓		integration; biodiversity and amenity
Thanet	not progressing				Political difficulties
Tonbridge and Malling	revisions being drafted				
Tunbridge Wells	revisions being drafted				

Consultation Numbers



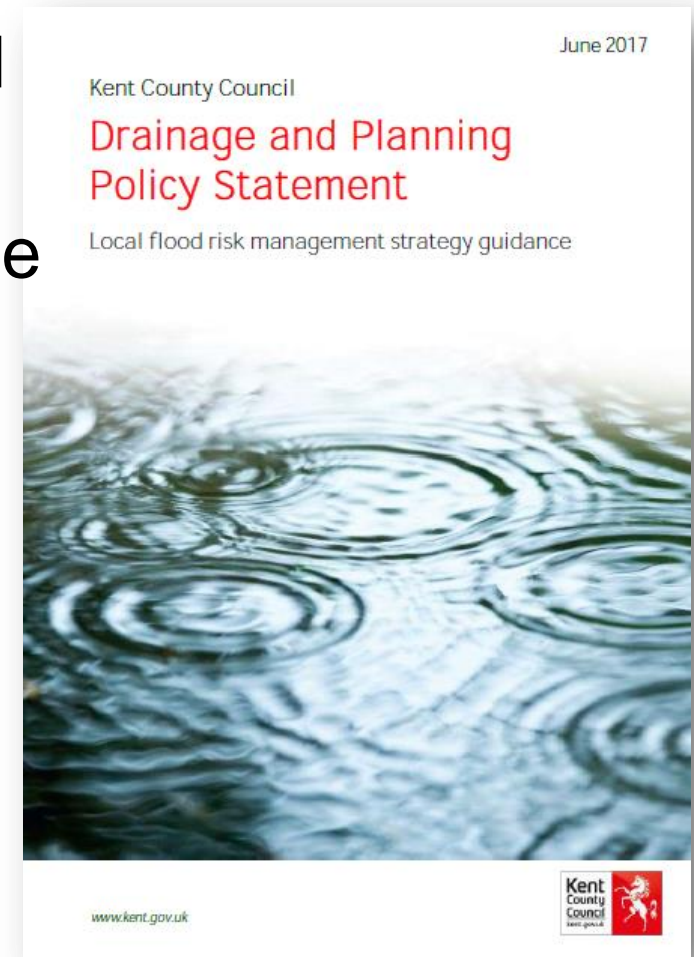
For year ending Sep 2017	Total Major Applications	LLFA Consultations
Ashford	63	84
Canterbury	64	123
Dartford	23	58
Dover	49	111
Gravesham	13	24
Maidstone	108	83
Sevenoaks	31	171
Shepway	33	83
Swale	70	66
Thanet	41	147
Tonbridge and Malling	32	92
Tunbridge Wells	37	86
Total	579	1,133

Main key concerns are:

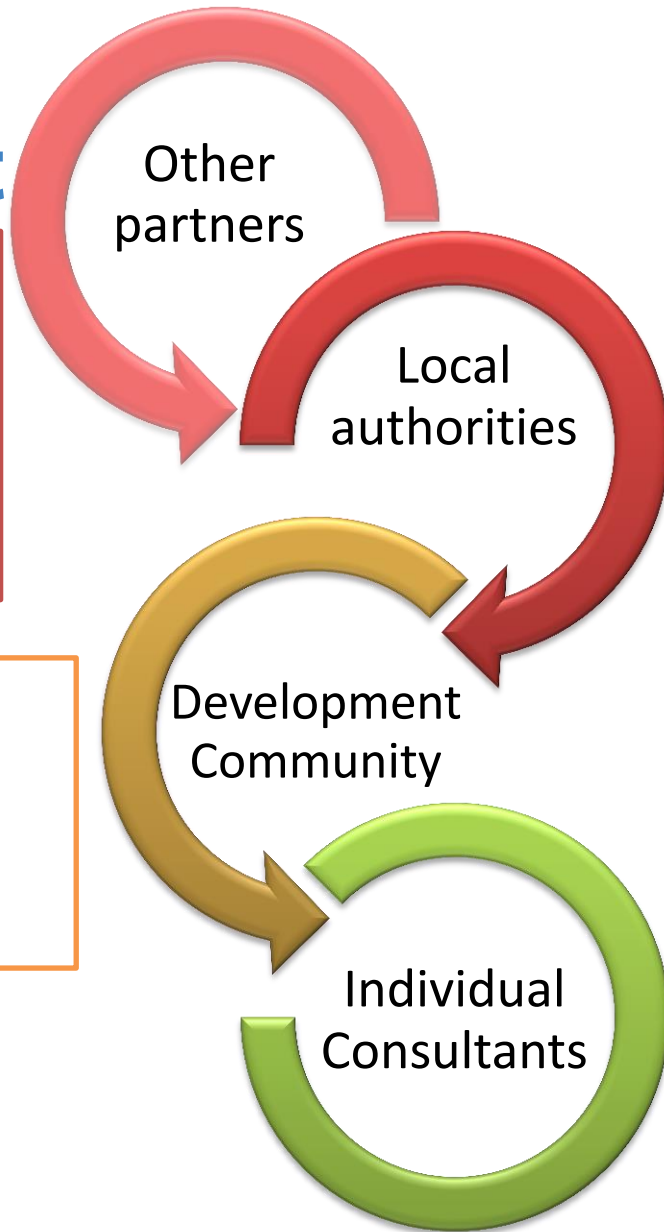
- How to reduce outside of remit consultations
- How to address minors/low risk
- How to reduce re-consultations:
 - Lack of information
 - Lack of ground investigation
- How to ensure drainage strategy proposed is appropriate

Kent's Drainage & Planning Policy Statement

- Aim to fill gap left by NSTS and link with LPA/KCC policy
- Addresses elements of drainage strategy development
- Presents KCC SuDS Policies
- Clarifications in June 2017
 - Brownfield development ▪ FSR/FEH,
 - Runoff control per soil type,
 - Discharge to highway drains
 - Off-site drainage improvements,
 - Development in and near ditches,
 - Verification reports ▪ Summary form



Engagement



- Strong relationships with other partners, EA, IDBs and SW
- Understanding their interests
- Notification

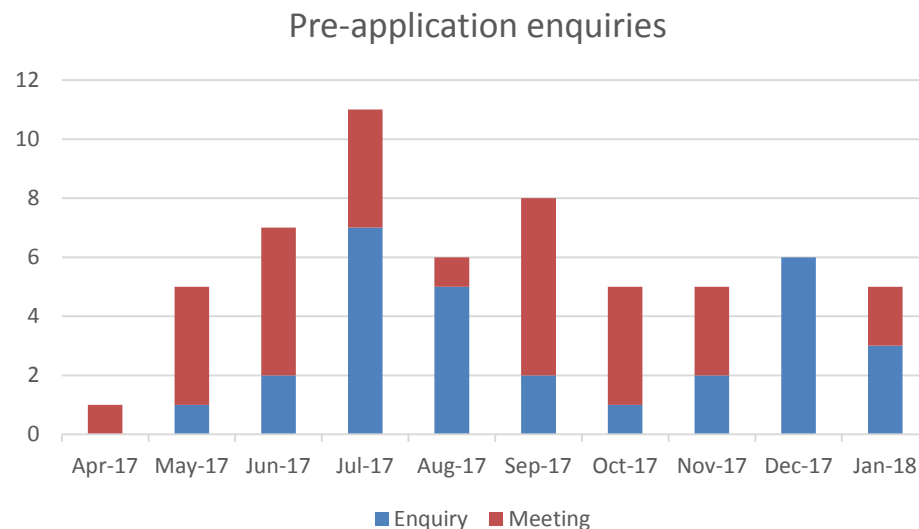
- Annual workshop
- Kent Developers Forum
- *Future* newsletter
- Kent Design & Making It Happen

- Annual workshop
- Kent Development Managers Group
- Strategic consultation and involvement
- Comment on policy
- Co-location

- Pre-application
- *Quick* replies

Pre-application discussions

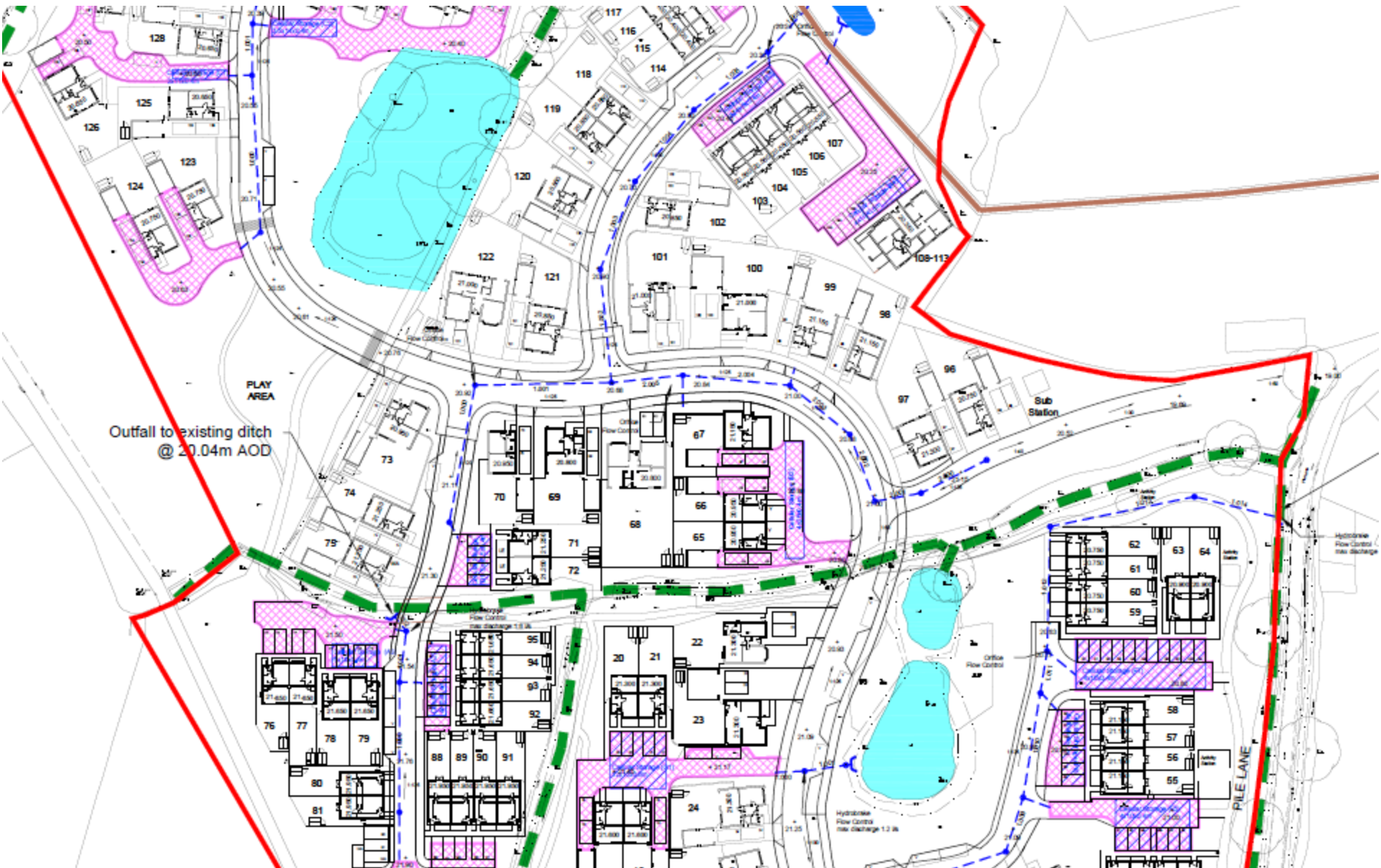
- Pre-application charging commenced January 2017
- Within meetings assess information available and consider drainage approach
- Recommend information for submission
- Consider other inputs needed
- Agreed meeting minutes

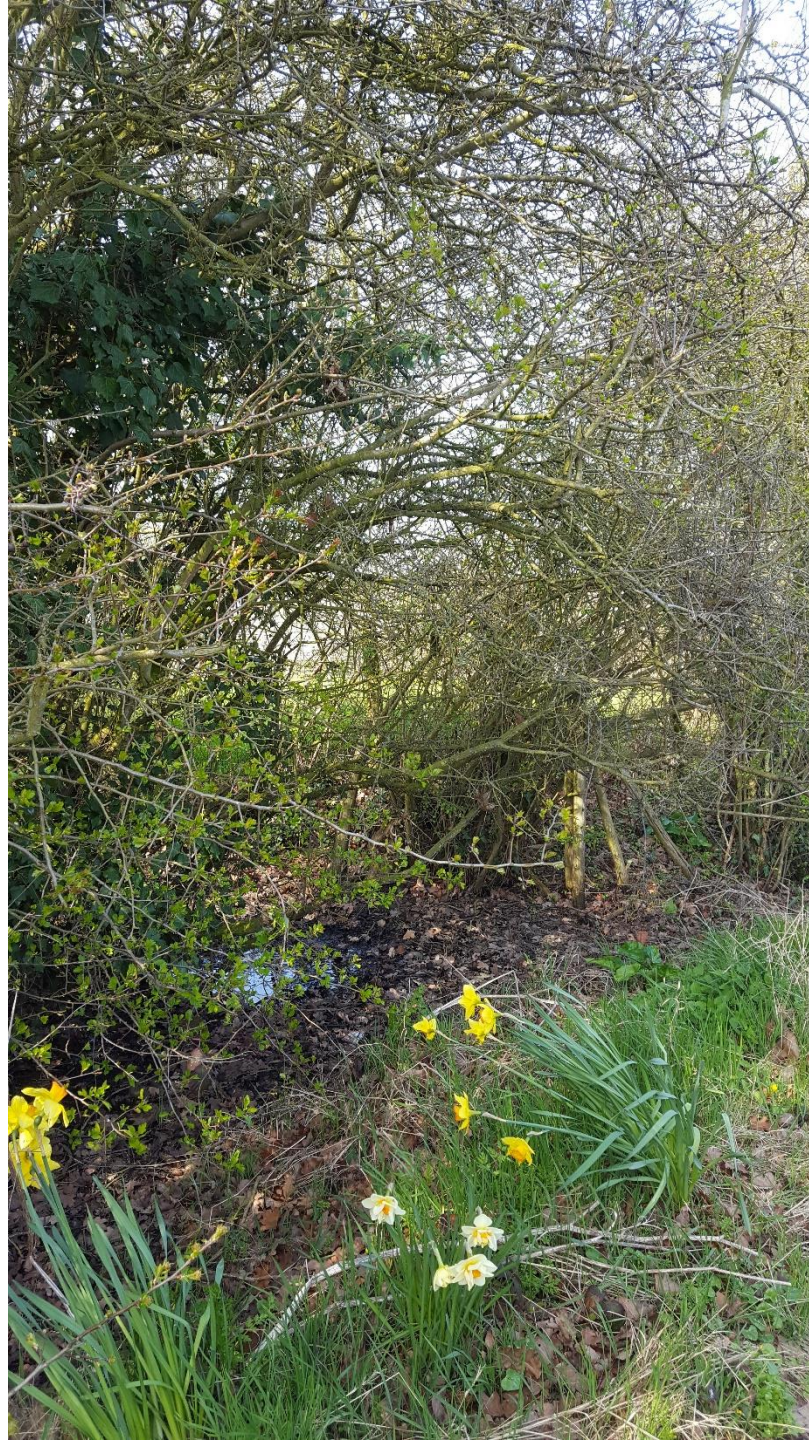


Developer engagement

- Full approval for 185 residential units
- Approved with conditions
- Original strategy provided for control to QBAR
- Conflicts with GCN Mitigation
- Lack of incorporation of existing landscape

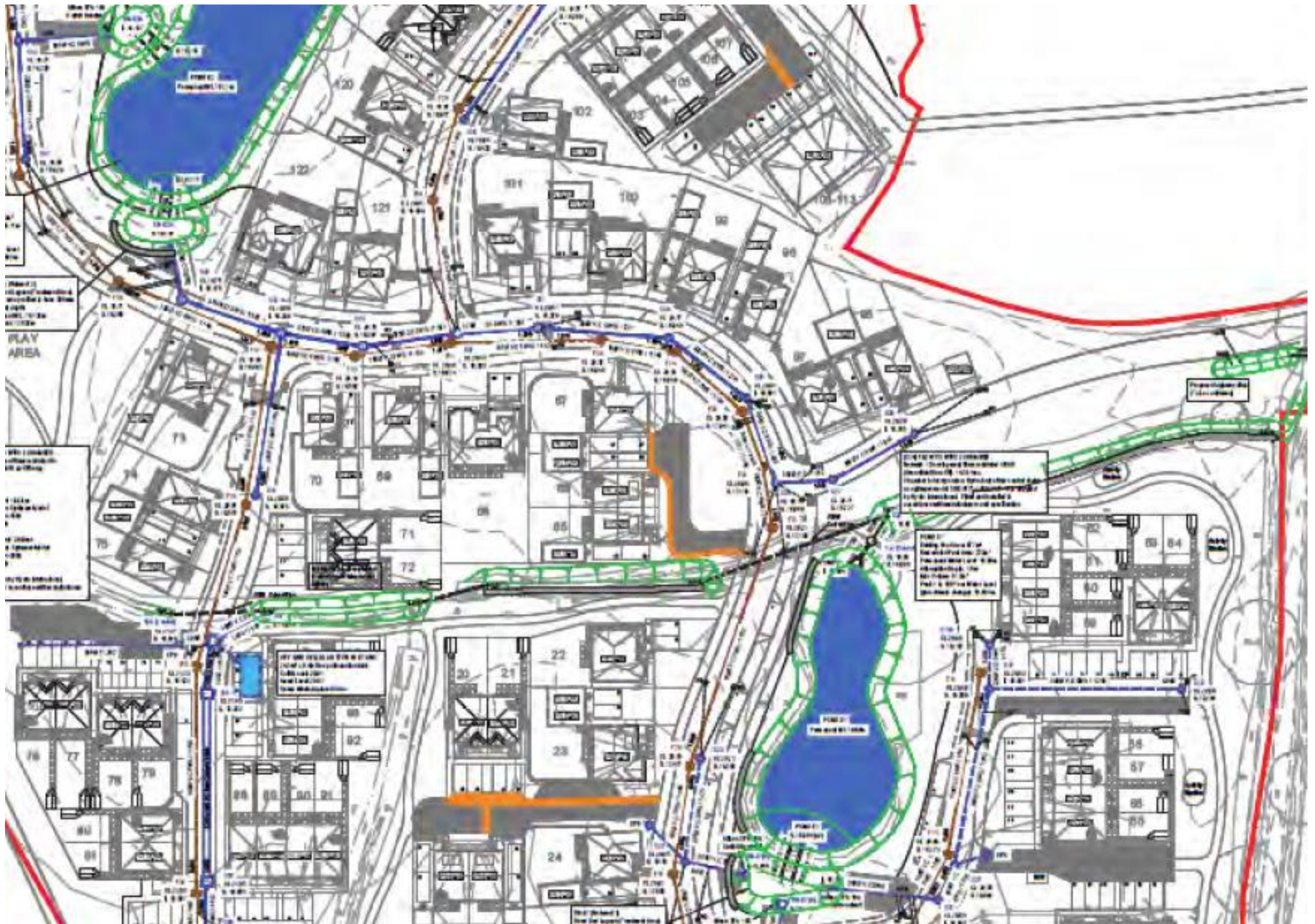












Key learning from engagement

- Bringing together different specialisms and interests, results in far better outcomes
- Site meetings resolve issues quickly
- Development of relationships rolls over to other projects
- Experience efficiency gains, through reduced application review time for later stages of planning
- Deliver better schemes

Challenges & Opportunities

- Lack of design objectives for communities
- Developer timelines and planning submission deadlines
- Different house-builder business models
- Unknown impacts of SfA 8th edition
- Maintenance

- Importance of surface water management within Kent
- Local Plan revisions
- Cross-team working
- Value being awarded to pre-application discussion

Any questions?

