

Delivering SuDS in Kent – Design requirements and approval

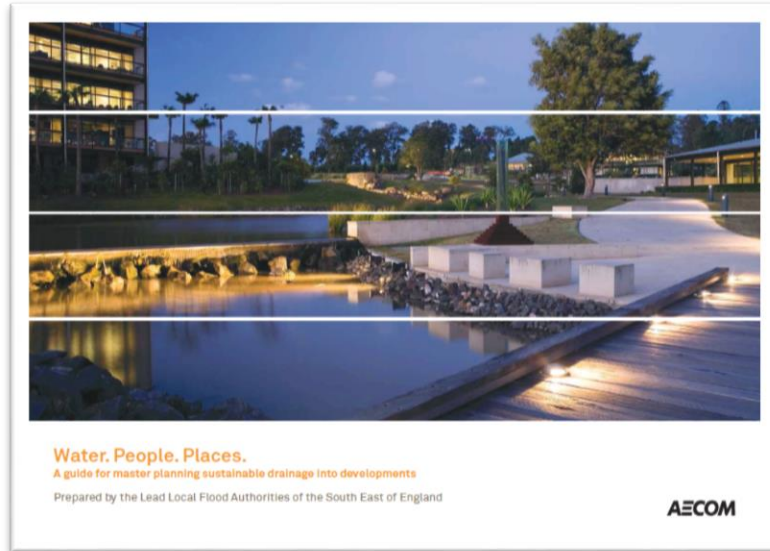
Susdrain - Working Together to Deliver SuDS
14 November 2019

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Topics

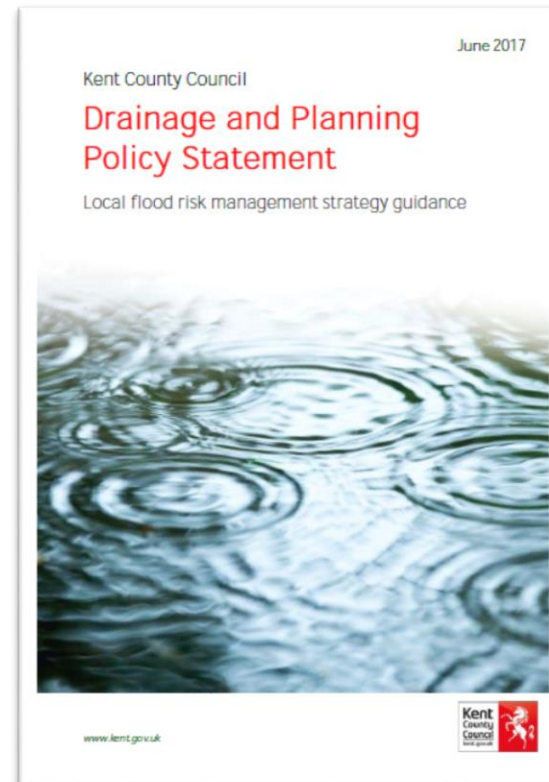
1. Policy
2. SuDS Delivery in Kent
3. Development context
4. Challenges
5. Successes
6. Partnership

Kent County Policy Layers



STRATEGIC:
A Guide for
Masterplanning for
Sustainable Drainage in
Developments

POLICY:
Drainage and Planning
Policy Statement



TECHNICAL DETAIL:
Making It Happen



Revisions needed



- Original policy statement to support new role, 2015 & revised 2017
- As new NPPF was published, it provided for wider changes
- Consultation 2019
- Addresses:
 - Submission requirements
 - Multi-functionality
 - Verification

Revisions needed

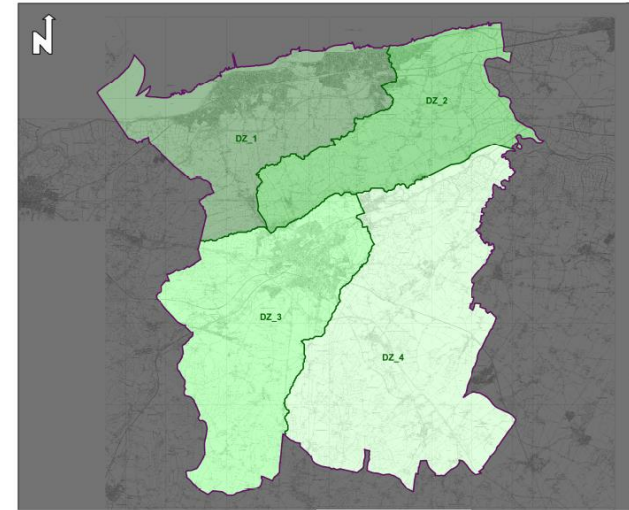
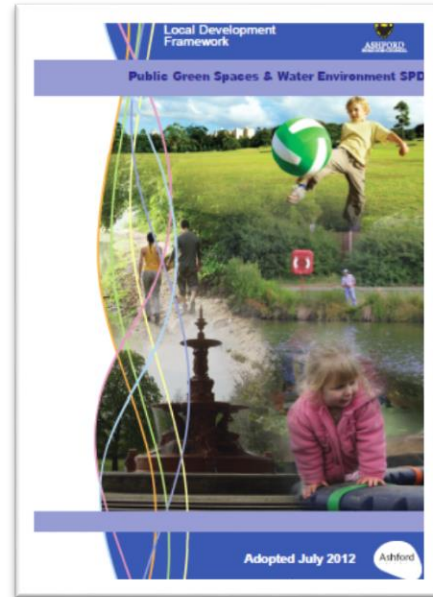
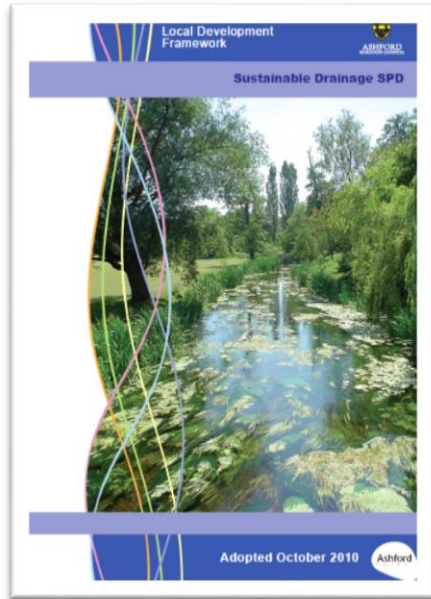


- Original 2007 document
- Revised, published 2019
- Filled gaps:
 - Wider flood risk, 1 in 100 year flood events
 - Other technical considerations:
 - Design storm events
 - Water quality
 - Catchment assessment
 - All types of SuDS

Local policy



ASHFORD
BOROUGH COUNCIL



- SuDS 2010 & Open Space 2012
- Set rates
- Potential conflict with OS provision
- Revised discharge rates 2018

- Strategic Flood Risk Assessment
- Drainage pro-forma 2016
- Revised discharge rates

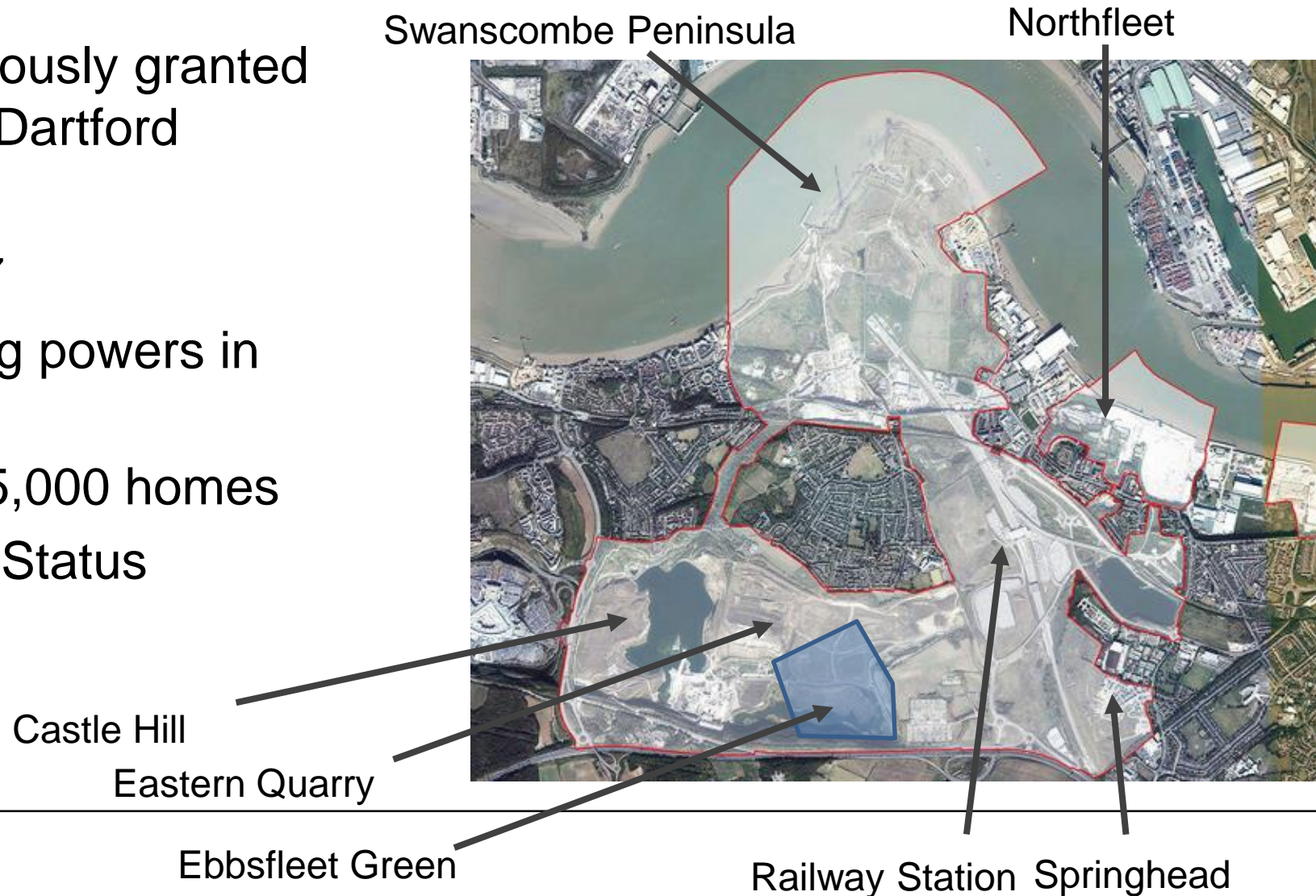
SuDS Delivery in Kent

- Primary driver has been management of quantity
 - Limitations of two tier authority
 - Excepting where supported by local policy
- Infiltration a priority
- Two appeal cases:
 - Demonstrated importance of technical requirements
 - PINS considers drainage a technical matter



Ebbfleet Development Corporation

- Applications previously granted by Gravesham & Dartford
- Brownfield land
- Train station 2007
- EDC took planning powers in 2015
- Drive to deliver 15,000 homes
- New Garden City Status



Ebsfleet Green

- Former Northfleet West Grid Substation
- Outline approval for 900 units 2005 by Dartford
- Demolition of substation 2013
- Remediation & archaeology 2014
- Drainage Statement submitted for Phase 1 and Infrastructure Phase, October 2014
- Reserved matters submitted January 2016



Challenges

- Age of approval
- Lack of ability to influence arrangements
- Outfall location
 - No clear watercourse & highway culvert
- Physical characteristics of the site
 - Slopes and groundworks across site
 - Power lines
- Physical geometry of basins
- Residential perceptions
 - Demands on “useable” open space



Successes

Overall integration of development within site constraints

Due to diligent approach of applicant and consultant:

- Cascaded system effective in providing treatment
- Connected open space
- Landscape scheme is diverse

From an approval and review perspective, management of proposal against original scheme

- Accommodation of variations

Negotiation on final phases



Partnership Working

- KCC and Ebbsfleet Development Corporation
 - As a Garden City, very supportive and promote sustainable drainage approach
 - Engaged but hampered by existing planning conditions
- KCC and Consultant
 - WSP sought early engagement in 2014
 - Ongoing working on all parts of the submissions
 - Pilot for verification report
- KCC and Housebuilder
 - Redrow has stepped up for incorporation of a sustainable drainage approach – biodiversity delivery

Any questions?

