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
Securing good SuDS in Kent

Kent’s Context

- 12 District Councils
- 1 development corporation
- 4 major river catchments
- 5 Internal Drainage Boards
- 2 sewerage companies
- 1.5 million population
- One of the largest coastlines in England
- Approx. 76,000 properties at risk from surface water flooding

Housing Projection 2016-2036
175,500 dwellings
Kent’s Context

Housing Projection 2016-20136
175,500 dwellings
## Local planning

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

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

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

- 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
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21/02/2018
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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?