Delivering SuDS in Kent – Design requirements and approval

Susdrain - Working Together to Deliver SuDS
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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

POLICY:
Drainage and Planning Policy Statement

TECHNICAL DETAIL:
Making It Happen

STRATEGIC:
A Guide for Masterplanning for Sustainable Drainage in Developments
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
• 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
Ebbsfleet 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?