

20/02657/SUB | Submission of Details in relation to conditions 11 (Details of Surface Water Drainage System); 12 (Flood Storage Basin Details); 13 (Ground Modelling for Whole Site); 17 (Foul Drainage); 18 (Protection of Public Sewers); 19 (Finished Ground Floor Levels); 20 (Internal/External Sound Levels for Residential Properties); 29 (External Lighting); 40 (Pedestrian and Cycle Routes); 42 (Cycle Storage for Flats); 44 (Refuse Storage) of 14/504140/HYRBID. | Church Farm And Land Church Road Paddock Wood Tonbridge Kent

PE57 a)

Paddock Wood Town Council object to the discharge of conditions 11,12,13,17 and 40 on the following grounds:

Conditions 11/12/13

1. Referring to (as an example) Engineering Sheet 6 of 14 it is clear that the ground levels to the West of the West Rhoden (not 'Roden' as per plan) fall away to a level lower than the development site. This places the existing properties In Le Temple, Ballard Way, Dimmock Close at risk of flooding in wet weather. The finished ground levels should be adjusted to remedy this.
2. (Engineering sheets 4, 8 and 12 refer to **West** Roden (sp) instead of **East** Rhoden. It would be helpful for understanding the modelling if the maps were clear as to the identity of the waterways.)
3. The Town Council is not confident that the original SWMP modelling which was based on a less densely developed area will be accurate for the denser development proposed in the detailed layout proposed and feel that it should be reviewed. Any modelling should be re calculated to take into account the development at some future date in the area reserved for future development.
4. The effectiveness of the Surface Water Drainage System and the good operation of the Flood Storage Basin details is dependent upon the clear operation of the culvert that runs from the West Rhoden, under the railway track and onto the wider Medway Flood plain to the North. The Town Council has expressed fears as to the efficacy of this very narrow channel (only 825mm in width) as the channel for all the surface water flows from both this site and the wider area, including the other development site at Mascalls Court Farm, since before 2015 when these sites were allocated.
5. Network Rail have only recently been consulted by the applicant and have advised PWTC that they currently only check this culvert once a year. TWBC have been advised of this. PWTC feel that an agreement for maintenance and provision for the free flow of water through this culvert the should be in place between Countryside and Network Rail with the involvement and agreement of the Upper Medway Internal Drainage Board UMIDB are the authority for the West and East Rhoden waterways both on this site and to the North of the railway line. The consequences of an blockage of this narrow channel, within the inaccessible Network Rail land, in periods of wet weather would, in the view of the Council, be the flooding of an extensive area of the town to the West of this site along the railway line as well as the Church Farm properties themselves. Without such an agreement being in place and any measures suggested by the UMIDB being taken to provide access and prevent blockages the Town Council cannot support the discharge of this condition.
6. No further part of these conditions should be discharged until all the plans have been reviewed and approved by the KCC Flood Risk Team and also the Upper Medway Internal Drainage Board.

7. PWTC strongly oppose partial discharges of planning conditions that were put in place at the time of outline planning permission being granted in order to address valid concerns from both communities and consultees.

Condition 17

PWTC continue to have serious concerns regarding the capacity of the foul drainage system to manage the effluent from this and the other two developments under construction. The do not support the 'improvements' proposal from Southern Water as this seems to the Council to be another case of 'tacking' on to the existing network that is already overloaded. The overflows of foul water in periods of wet weather is a clear public health risk and additional strain on the network will worsen this.

Condition 40

This condition should not be discharged until the matters raised by KCC PROW have been addressed and the application altered to meet the concerns expressed in their consultation dated 10th February ,2020.