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Our Ref: MBC/2017/062654
Date: 2 April 2019

Application No: 11/1948

Location: Monk Lakes, Staplehurst Road, Marden, Maidstone, Kent, TN12 9BU

Proposal: Part retrospective planning application for the retention of two lakes known as Bridges and Puma and works to create 3 additional lakes all for recreational fishing, erection of clubhouse building and associated works and landscaping.

Thank you for your consultation on the above referenced planning application.

Kent County Council provided a response on 21 September 2017 on the initial consultation in relation to this planning matter. Since that initial consultation response discussions have occurred with Maidstone Borough Council in relation to ground water considerations and with the applicant in relation to greenfield runoff rates from the site.

Groundwater matters are outside of Kent County Council's remit as statutory consultee in relation to surface water management and are being addressed by additional queries raised by Maidstone Borough Council. We therefore have no further comment in relation to groundwater queries we have raised previously.

The recently submitted Environmental Impact Statement prepared by Next Phase Planning and Development (February 2019) collates information that has been prepared in recent years. It has been assumed that surface water flows for the majority of the site will be contained within the constructed lakes and overflow to the River Beult in a controlled manner via existing overflows.

The proposed drainage strategy is presented in Drawing 29431/001/SK03 prepared by Peter Brett Associates (3 July 2015) (Environmental Statement, Volume 3, Part K, Peter Brett Associates, Drainage Strategy Report, page 855 of 1264).

It is our expectation that the surface water managed within the ditches will be controlled per discussions with Hafren Water and contained within email from Hafren Water as of 24 January 2019 and 19 February 2019. Provided the ditches are implemented as described then surface water flow rates from the remainder of the site would be appropriately controlled.

We would expect that other matters in relation to the discharge to the River Beult will be considered by the Environment Agency.

We therefore have no objection to the approval of this retrospective planning application provided matters addressed above have been implemented within the ditch system within the site. We would recommend that an inspection is undertaken to confirm that these measures have been implemented as described.

This response has been provided using the best knowledge and information submitted as part of the planning application at the time of responding and is reliant on the accuracy of that information.

Yours faithfully,

Bronwyn Buntine

Sustainable Drainage Team Leader
Flood and Water Management

Attachment: Email correspondence, Alex Brauninger and Christopher Laker, Hafren Water, 24 January 2019 and 19 February 2019.