



Siani Davies
Canterbury City Council
Planning Department
Military Road,
Canterbury
CT1 1YW

Flood and Water Management

Invicta House
Maidstone
Kent
ME14 1XX

Website: www.kent.gov.uk/flooding
Email: suds@kent.gov.uk
Tel: 03000 41 41 41
Our Ref: CCC/2020/081562
Date: 1 December 2020

Application No: CA/20/02399

Location: Land North Of Thanet Way, Whitstable

Proposal: Details submitted pursuant to conditions 12 (surface water drainage) and 15 (foul sewerage disposal) for phases 1, 2 and 3 of planning permission CA/15/01296/OUT.

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

Kent County Council as Lead Local Flood Authority have the following comments:

The application is supported by Surface and Foul Water Drainage Strategy (Barter Hill, August 2020) and associated drawings including Drainage Drawings, Pond Cross Sections, Exceedance Flow Plans, and MicroDrainage Calculations.

We cannot recommend discharge of planning condition 4 for the following reasons:

1. Highway Flooding: Microdrainage calculations indicate that there is flooding in sections of the highway for the 1:30 and 1:100 year events.

We recommend that for rainfall the 1 in 30 year and 1 in 100 year events the applicant demonstrates that:

- flood depths do not exceed the kerb height;
 - no excessive or prolonged ponding (beyond 10 minutes) so that the highway primarily operates as a conveyance route to another attenuation feature;
 - flood extents are within the site boundary.
2. Exceedance: The exceedance flow plans provided by the applicant is not agreeable with the proposed levels in some locations. We also recommend that the applicant provides finished flow levels of proposed dwellings to support exceedance flow routes.

All exceedance must be contained within the site boundary to ensure that there is no increase in flood risk elsewhere. We expect that optimisation could be made to the drainage networks to reduce exceedance volumes where it is necessary to do so.

3. Standard Details: We recommend that the applicant submits standard details of all proposed suds elements including attenuation tanks, flow control devices, headwalls, etc.

Yours faithfully,

Efua Fynn
Senior Flood Risk Project Officer
Flood and Water Management