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Our Ref: CCC/2020/081562
Date: 3 June 2021

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 reviewed additional documentation provided and have the following comments to make:

Our last consultation response on the 1st December 2020 requested clarification on three points relating to highway flooding, exceedance routes and additional drawings to be provided.

The email from the consultants on the 14th May 2021 (uploaded to portal) attempts to address each of these points raised by ourselves. Highway flooding was the first point raised previously and it is made clear within this email that the microdrainage modelling only shows minimal flooding at MH11 (0.15 m3) for the 100 year plus 40%. This low level of flooding is accepted and we highlight that our previous interpretation of the calculations alluded to highway flooding along Thanet Way, for which is outside of the application boundary.

The highway flooding from Thanet Road would appear to be largely contained within the highway itself and should not impact upon this development (assessment from topographic overlay and manhole/pipe locations). We would therefore consider the first point addressed.

Further to highway flooding, exceedance drawings have been provided for where surface water would flow through the development, should an exceedance event occur. The LLFA raise no objections to these routes and it is understood that most flows will be managed/directed through the access roads. The third and last point raised previously was the request for drawings for construction drawings. These have been provided and we would also consider this point addressed.

Whilst our points are addressed and we have no further queries, Southern Waters consultation response objects to the discharge of condition 12. Their response on the

20/11/2020 seeks the realignment of the attenuation basin because the feature overlies their foul water sewer. It would be our recommendation that condition 12 is not discharged until Southern Water is satisfied with the proposals (appropriate easement/protection).

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,

Daniel Hoare

Flood Risk Project Officer
Flood and Water Management