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Consulting Civil & Structural Engineers

Our ref: RN/10378

18th January 2019

Mr Alex Brauninger
Senior Flood Risk Project Officer
Flood and Water Management
Kent County Council
Invicta House
Maidstone
Kent
ME14 1XX

Via Siani Davies
Canterbury City Council Planning Department

Dear Mr Brauninger

Estuary View Business Park, Boorman Way Whitstable Application No. 18/02227 Condition 4

With reference to the above scheme your letter to Siani Davies dated 27th November 2018 and our subsequent telephone conversation 10th January 2019

As discussed please find enclosed the following documentation you requested, obtained by our client and publicly available via the Planning Portal.

- PHT Consulting Ltd original surface water calculations for the whole development
- PHT Consulting Ltd drawing SKC01-P2 schematic drainage
- E-mail correspondence between Canterbury CC Planner and Canterbury CC Engineers.

The purpose of the correspondence is to confirm why the surface water discharge of 21l/sec is the agreed discharge rate for the whole Business and Retail Park and is therefore the basis on which we prepared our storm water calculations. The original calculations and drawings confirmed that the only adjustment to the scheme was to replace the Hydrobrake to allow the maximum flow of 21 l/sec. As discussed we prepared our calculations by recreating the PHT model in WINDES software and then adjusted the model to suit the revised scheme.

Note the existing approved consent CA/14/02339 AND CA/15/01696/VAR was designed for a 30% climate change and this has been continued within the current design. Page 5 of the calculations submitted to you confirms this and confirms it has been tested for the 1, 30 and 100 year events. Since the design was submitted it has been confirmed by the client that a substantial area of paving (approximately 1740m²) will now be 'grasscrete' type paving in lieu of macadam however this reduction in run off has not been included within the calculations.

Notwithstanding this we have checked the model based on a 40% climate change factor and the results are enclosed. The areas of potential flooding are in the same locations as the PHT approved calculations.

- Pn 4.007 is in an area of softscape where additional storage was identified and this can be increased to suit.
- Pn 2.007 within the kerbs of the highway falling toward a car park
- Pn 2.010 within the car park kerbs

Cont.



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The surface water receiving networks owners acceptance for the proposed discharge rates and volumes is confirmed within the existing planning consent.

Exceedance would have been a condition of the original consented scheme but would remind you of the large attenuation pond and soft scape plus the addition of grasscrete at the lower end of the site.

Maintenance schedules were provided for the original consent by PHT and again as part of our drainage strategy.

The PHT design drawings and the topographical survey confirm the presence of Petrol Interceptors prior to discharge into the pond, sized for the whole development. Notwithstanding this the condition of these interceptors will be checked at construction stage.

I trust the enclosed information provides you with the additional information you required to support the strategy and calculations already provided and confirms that all we have done is 'plug' our scheme into the approved consented scheme

Please do not hesitate to contact us directly, preferably by e-mail (rnelson@njpuk.com) if further information is required.

Yours sincerely



Rob Nelson

Encs: as noted above
Cc: Siani Davies Canterbury CC
Paul Stephens Chessmann Consulting
Melissa Magee Carless Adams Partnership



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