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Our Ref: CCC/2018/070407
Date: 27 November 2018

Application No: 18/02227

Location: Estuary View Business Park, Boorman Way, Whitstable

Proposal: Details submitted pursuant to conditions 03 (construction environmental management plan), 04 (foul and surface water disposal), 05 (drainage) and 06 (soil and groundwater contamination) of planning permission CA/17/00465/FUL.

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

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

Condition 4 requires the drainage scheme to *'demonstrate the surface water run off generated up to and including the 100yr critical storm (including allowance for climate change) will not exceed the run off from the undeveloped site following the corresponding rainfall event, and so as not to increase the risk of flooding both on- or off-site'*.

The proposed surface water discharge of 21l/s as submitted exceeds the original proposal to discharge surface water from the site at 4l/sec/ha (circa 13.2l/s). No information is provided to justify the chosen discharge rate.

Additionally, we will require an analysis of the impact of 40% allowance for climate change as noted in our letter dated 20th March 2017.

Unfortunately there is presently insufficient information submitted to recommend the discharge of condition 4 until the following additional details are provided:

- A summary statement or covering letter giving an overview of the proposed sustainable drainage system.
- 'For construction' drainage layout drawings, annotated with pipe numbers, manhole cover and invert levels and key drainage features (such as attenuation devices, flow controls etc.). General arrangement drawings of key drainage features or structures should also be provided.
- Information to support any key design inputs (e.g. greenfield run-off rate calculations)

- Final full network calculations and model details to demonstrate the drainage system's operation and performance for the critical duration 1 year, 30 year, 100 year +20% and 100 year +40% storm intensities.
- Confirmation of acceptance from the receiving network's owner for the proposed discharge rates and volumes.
- Where there is any exceedance of the drainage network above the 30 year event, an exceedance plan should be provided illustrating where exceedance occurs and the extent and depth of flooding. Exceedance must be controlled within the site boundary.
- A description of the measures included within the drainage scheme to manage the quality of surface water runoff so that the receiving surface waters are adequately protected against pollution.
- Long term maintenance details of all surface water drainage infrastructure.

We would highlight the importance of submitting sufficient detail to fully address the requirements of the conditions being discharged.

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,

Alex Brauning

Senior Flood Risk Project Officer
Flood and Water Management