



Beth Lennon
Folkestone and Hythe District Council
Civic Centre
Castle Hill Avenue
Folkestone
CT20 2QY

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: SDC/2018/069775
Date: 18 October 2018

Application No: Y18/1191/FH

Location: Land adjacent Framlea Rye Road, Brookland, Kent

Proposal: COMPLIANCE WITH CONDITIONS 8 (CONTAMINATION), 11 (ROAD MATERIAL) AND 12 (SUDS) OF PLANNING APPLICATION Y17/1409/SH (HYBRID APPLICATION (PART OUTLINE, PART DETAILED) FOR UP TO 9 SELF/CUSTOM BUILD DWELLINGS (OUTLINE ELEMENT) WITH ASSOCIATED SUPPORTING ROAD INFRASTRUCTURE, ACCESS, OPEN SPACE AND LANDSCAPING (DETAILED ELEMENT).

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

In our original consultation response to this application on 19 June 2015 we indicated our concerns in relation to the assumptions with respect to infiltration, specifically that it is “essential a detailed drainage strategy using sustainable drainage techniques and based on the findings of a ground investigation and topographic survey, is developed to demonstrate management of surface water from the proposed development.”

In a subsequent response on 27 February 2018, we noted that “the only likely feasible discharge point for surface water drainage from the site is assumed to be the Baldwin Sewer”.

The application for discharge of Condition 12 in relation to surface water drainage is supported by a Surface Water Drainage Design report prepared by RMB Consultants (September 2018).

We would provide the following comments on the latest submission:

1. The site is covered by Tidal Flat deposits of some depth that should be relatively free draining but there is general concern that this area has shallow ground water (i.e. less than 3m). We have previously noted this concern and recommended ground investigation. The information provided by the trial pits undertaken and included within the latest report are not sufficiently detailed to assess underlying ground conditions, i.e. there is no information on the strata encountered.

2. A plan indicating the location of the trial pits is not shown in relation to where drainage measures are located.
3. The percolation tests have been undertaken to a depth of 1.2m whilst the drainage measures to be utilised are modelled at 1.8m depth (trench soakaway) and 1.6m depth (infiltration basin). There is a concern that infiltration rate is not reflective of the depth where infiltration will occur and may intercept groundwater if it is relatively shallow.
4. The infiltration trench is in the rear of the properties to serve the rear roof areas. In general KCC do not advise the use of shared drainage measures in private property and we would prefer that individual properties have their own infiltration trenches. If their use cannot be avoided, then future owners must be notified of the importance of maintenance of the drainage measure.

We would therefore recommend that further information is submitted to demonstrate that the ground conditions at the site are appropriate for utilisation for management of surface water. This may require additional ground investigation to confirm the nature of the strata encountered and determine the groundwater levels beneath the site. We would recommend that the condition is not discharged until this further information is submitted.

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