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Our Ref: FHDC/2021/085984
Date: 15 June 2022

Application No: 21/1631/FH

Location: Land adjoining 39 Victoria Road West, Littlestone, TN28 8ND

Proposal: Reserved matters application relating to the scale, layout, appearance and landscaping for 80 dwellings pursuant to outline planning permission Y18/0768/FH

Thank you for your consultation on the above referenced planning application. Since our previous consultation comments on the 6th of May 2022, additional documents have been provided in regards to the land drain proposed at the rear of the properties adjacent to Victoria Road West.

The Technical Note (24th May 2022) produced by RLRE Consulting Engineers informs us that the previously proposed 175mm land drain designed intercept runoff from the existing rear gardens (Victoria Road West Number 70-104) and the gardens of the new proposed properties has been updated.

The LLFA understand that the new proposal of the land drain as shown on the Overland Flow Routing Drawing (0058-RLL-00-XX-DR-C-1015) is for a 225mm perforated pipe, situated within a 600mm gravel filled trench. Flows from this trench and perforated pipe would be conveyed to the ditch to the east. It is further understood that the filter drain would be situated within a 1 metre offset from the gardens to allow for maintenance to be undertaken by a private management company, instead of being under the obligation of future owners.

Analysis has been carried out within the Info Drainage software to verify the design proposed. Within this analysis, consideration has been applied to the contributing areas to this feature and simulations have run for the 100 year +40% return periods. The outputs of these simulations appear to suggest that sufficient capacity would be present within land drain to manage these sized events.

In view of the information provided, the LLFA appreciate this update to the design and therefore raise no objections to the proposals.

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