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**Our Ref:** FHDC/2021/085984  
**Date:** 6 May 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.

Kent County Council as Lead Local Flood Authority understand that further documents have been received in response to our previous consultation response sent on the 26th of January 2022.

The main document provided is the Technical Note prepared by RLRE Consulting Engineers (13th April 2022) that aims to clarify a number of points raised previously. The LLFA have reviewed this note and are able to provide the following comments:

The Technical Note informs us that a further topographical survey has been undertaken on the adjacent farmland to the west of the site. This section of farmland was a cause for concern because of possible contributions to surface water within the existing ditch. It is now understood from the topographical drawing that the adjacent farmland has a general fall north to south and would contribute less to the development site. We acknowledge that despite these findings, the proposal would still see the creation of an additional ditch along this western boundary to intercept any flows from the adjoining farmland. This ditch would direct flows away from the development to the south.

In addition to the ditch on the western side of the site, a further proposal is made regarding the possible runoff from the rear of the properties along Victoria Road and the draining of the land at this location. A 175mm perforated land drain would be installed along the northern boundary within the rear gardens of the new properties. This drain would convey any surface water into Ditch A and then be conveyed southwards.

Whilst an approach such as this is welcomed, it would be our preference for a larger gravel filled trench (minimum 300mm and inclusion of a perforated pipe) to be utilised instead. This is to improve upon overall interception and capacity of the feature. Consideration should also be applied to undertaking a catchment assessment to determine the relative contributions that would occur (overland flows), and the actual size of the trench/ drain required.

The LLFA view that any future feature positioned within these rear gardens should be managed in perpetuity. This is to protect both the existing properties along the southern side of Victoria Road and the new dwellings, to ensure appropriate land drainage. The creation of this feature also develops concern around access, infill/ removal and maintenance of the feature long term. One option for future consideration is the implementation of a restrictive covenant.

Further work will be required in those areas mentioned above. The LLFA are aware that condition 20 is a pre-commencement condition (part 2) that requires the detailed submission of the drainage scheme to serve the site. The LLFA would accept for these last details to be provided for that later submission.

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