

Questions for Drainage Q And A session on Thursday 17th
February 2022

These questions are based on CD7.15 Proofs of Evidence of Clive
Maynard Flood Risk

4.2.8 References anecdotal evidence of flooding at 1-11 Appledore
Road. The photographic library which was provided to KCC shows
significant flooding along the eastern end of the properties in
Appledore Road and in particular 37 and 39. CD7/43 Part 5 and 11
Flooding of these properties was the subject of an investigation in
2001 by ABC. A file of evidence was presented to KCC Drainage.

The photographs clearly show the extent of the problem.

Question 1

I have continually referred to the flooding at the eastern end of the
ribbon development in Appledore Road.

Why is this not mentioned in the proofs?

CD/4.3 Part C Letter from Flood and Water Management 24th
September 2021

States:-

1. Surface drainage network

The main concerns raised regarding the original submission related
to the contributions of surface flows from off-site and how the
drainage system was integrated with the existing watercourses
which crossed the site and discharged to downstream drainage
systems. The new drainage layouts are shown in Proposed Surface
Water General Arrangement (Sheets 1 and 2, page 10 of 20 pdf).

**When compared to the earlier drainage proposal, the network
is now separated from the ditch network.**

Conclusions of Proofs CD/7.15 para 7.6 states:-

The development drainage network will be separated from the
onsite ditches except in the case of the central north-south ditch
which will be integrated into the new drainage system.

This is the ditch which feeds into the outfall of Network 2
See Combined Drainage and SUDS layout Appendix A.
133187 RSK C ALL 05 11 01 CD/1.27 ?

These statements from KCC and RSK appear to be incompatible.

Question 2 Can you please explain?

Appendix A above is dated January 2022 and may not have been assessed by KCC. It is clear that all of these drawings are illustrative which is what makes their assessment difficult.

My concern is that the water flows along the north south ditch will include overland flow routes from the developed areas. In the event of exceedence or failure of the control feature the excess should be caught by the attenuation basins on the southern boundary.

CD/7.27 Rev 07 shows the attenuation basin along the southern boundary cutting through the RPA of Protected Oak 313. This was deemed to be a Critical Hydrological Feature. In order to overcome the reason for refusal associated with this tree the attenuation basin was shortened to the west.

Given the purpose of the attenuation basin and the fact that the area to the north of Rose Cottage is at one of the lowest points amply demonstrated by the photo library in CD/7.43 Part 11 it poses **Question 3** How will this SUDS system work?

I understand that it is illustrative, however the project has been worked on for 4 or more years and these issues should have been addressed.

7.7 states:- 'Wates Developments has agreed to undertake the survey to establish the extent of culvert repairs required in Appledore Road and then to carry out the repairs to restore capacity for the benefit of the proposed development and surrounding area.'

Question 4

Will there be a condition that this remedial work would need to be completed before any on site work is commenced?

It is claimed that flows off site to these Surface Water drains will be retained at or below current rates.

Question 5 What guarantees can be given that this will be the case?

Question 6 Given the complex nature of this site, will the Appellant indemnify the owners of Rose Cottage and Marne House against loss through flooding if 7.10 of the conclusions is not met. ie. the safe management of the surface water runoff?