vkhp-consulting
civil and structural

The Forge · Little Mount Sion · Tunbridge Wells · Kent TN1 1YS
01892 521841 · tw@vkhp.co.uk

340 High Street · Dorking · Surrey RH4 1QX
01306 881012 · dkg@vkhp.co.uk

Greenfield House · 3 The Square · Storrington
West Sussex RH20 4DJ
01903 740090 · sto@vkhp.co.uk

PLEASE REPLY TO Tunbridge Wells

Our ref: AB/490521

9 April 2021

Daniel Hoare
Flood Risk Project Officer
Flood and Water Management
Kent County Council
Invicta House
Maidstone
Kent
ME14 1XX

Dear Mr Hoare

Application No: 20/01237

Flood and Water Management Ref: DDC/2020/082292

Location: Site Adjacent Graham Plumbers Merchants, Construction House, Coombe Valley Road, Dover

Proposal: Erection of a four storey building incorporating 40no. flats with new vehicle access, parking and landscaping (Existing buildings to be demolished)

With reference to your letter dated 23rd March 2021, and to provide clarity on a number of issues and to provide an update on continuing investigations.

Giving due consideration to the SUD's manual and the hierarchal approach to surface water run-off, the surface water drainage strategy dated 2nd February 2021 considered two options for surface water disposal. A desk top study suggested that the preferred option would be to discharge surface water run-off to ground. However, due to the fact that the current development is 100% impermeable and that a destructive investigation is not feasible as the site is currently not owned by our client, that infiltration testing and ground water monitoring cannot be presently undertaken. It would be understood that this would be determined once access to the site is available.

There have been further non-destructive investigations carried out and a CCTV survey of the existing surface water drainage has confirmed that there are currently two existing surface water connections into the public surface water sewer located in Coombe Valley Road.

The first connection is a 100mm diameter pipe that receives surface water run-off from both sites and the second connection is a 100mm diameter pipe that receives surface water run-off from the proposed development area only.

The overall existing impermeable area for the whole site would produce a peak run-off from a 1 in 30 year storm of circa 87L/s based on a 50mm storm duration. It is not suggested that the two existing connections would have the capacity for this intensity of rainfall, and it would be assumed that within the existing site there would be some element of surface water flooding or offsite discharge.

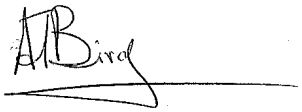
Given the depth of the public surface water sewer in Coombe Valley Road and the depth of the onsite connections, it is estimated that the pipe would fall at a gradient of circa 1 in 40. This would indicate that each connection would have an existing maximum discharge capacity of 10L/s (20L/s total for both connections).

Option 2, which looks to reuse part of the existing surface water capacity, will be for a controlled discharge to the public surface water sewer of 5L/s. This would offer a reduction in the peak run-off

rate into the public sewer from the development and would also reduce the risk of offsite surface water flows and thereby reduce the risk of flooding.

The presence of two existing surface water connections should satisfy Southern Water that no additional surface water will discharge into the public surface sewer and that there would be sufficient capacity with the public sewer for this development.

Yours sincerely



Andrew Bird
HND Civil Engineering
Principal Civil Engineer