

Ref. LM25100

Leimen Limited

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Covent Garden
London, WC2H 9JQ

Kent County Council

Flood and Water Management
Invicta House
Kent
ME14 1XX

29 July 2025

To Whom It May Concern,

RE: Application no: 20241011– DISCHARGE OF KCC DRAINAGE CONDITION

Development shall not begin in any phase until a detailed sustainable surface water drainage scheme for the site has been submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall be based upon the Drainage Strategy Plan prepared by Leimen LTD (Apr 2025). The submitted scheme shall demonstrate compliance with the required technical standards at the time of submission and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100-year storm) can be accommodated and disposed of without increase to flood risk on or off-site.

The drainage scheme shall also demonstrate (with reference to published guidance):

- *that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.*
- *appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker.*

The drainage scheme shall be implemented in accordance with the approved details.

See appended drainage design and details – layout drawing and details, hydraulic calculation, SuDS management schedule.

With regards to silt and pollutants from the site's compound and hard areas, carried by surface runoff, the following features of the drainage network will provide the needed pollution control:

- Trapped Gullies – silt and pollutant settlement at base of trapped gullies. Gullies to be desilted quarterly (every 3 months) by the client.
- Catchpit manholes – all manholes in the proposed network are catchpit chambers with sumps for sediment and debris collection, siltation and pollution control.
- Petrol interceptor – A Klargester NSBE 10 oil bypass separator is included in drainage network to remove contaminants such as oil, chemicals and solids from the runoff water collected and conveyed through the network prior to being discharged into the existing outfall via the packaged pump flow control chamber (FCC-Pump).
- Packaged Pump flow control device – installed in FCC-Pump to restrict surface water discharge off site at a rate of 19.8l/s.
- Underground Attenuation Tank – triple layered geo-cellular crate units to be installed to store surface water collected in the network and restricted by the Hydrobrake® flow control chamber

to a volume of 300m³ in accordance with the hydraulic calculation for the 1yr, 30yr + 35%cc, 100yr + 20%cc, and 100yr + 40% cc storm events.

- A SuDS maintenance schedule has been produced for the drainage features of the drainage network.

Refer appended drawing and documents:

LM235100-XX-D-XX-500_P4 Drainage Strategy Plan

LM25100-XX-D-XX-301 to 302 Drainage Details (Sheets 1, 2 & 3)

Hydraulic Calculations_Seacon Terminal, Tower Wharf_28.05.25

Seacon Terminal _SuDS Maintenance Schedule

Kind regards,

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Director

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