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Mr R Timms
Head of Planning Services,
Maidstone Borough Council,
Mid Kent Planning Support,
Maidstone House,
King Street,
Maidstone
Kent
ME15 6JQ

Ref: CJM/22-0041

EMAILED 05 April 2022

Dear Mr Timms,

**Application No. 19/504783/FULL
Former Syngenta Works, Hampstead Lane, Yalding, Kent [Business Park]
Discharge of Condition 4**

With reference to the above planning application, we have pleasure in submitting the following supporting documentation to discharge condition 4.

Condition 4:

No development in connection with the car park and access shall take place 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 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):

- a) That silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.
- b) 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.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding.

DRAINAGE

- Drainage Surveys
- Drainage Strategies
- Flood Risk Assessments
- SuDS Design
- S104 Drainage Design

HIGHWAYS

- Site Access Assessments
- S38/278 Highway Design
- Junction Modelling
- Traffic & Parking Surveys
- Remedial Assessments

STRUCTURAL ENGINEERING

- All Structural Design
- Temporary Works
- Specialist Foundations
- Multi Storey & Basements
- RC Detailing

SPECIALIST SERVICES

- Site Assessments
- CDM 2015 Support
- TEKLA Steelwork Fabrication Drawings
- Expert Witness



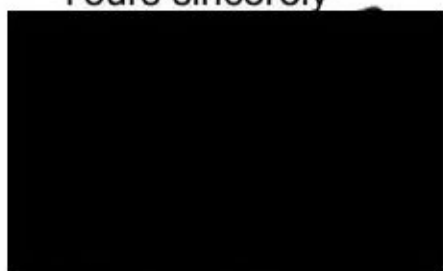
The following documents support the discharge of condition 4;

- Drwg. No. 22-0041 C10501 Rev A – Drainage Layout & Construction Details
- Drwg. No. 22-0042 C10525 Rev A – Post Development Impermeable Area Plan
- 22-0041 FLOW Calculations File: Permeable Paving Office Building
- 22-0041 FLOW Calculations File: Permeable Paving Overflow Car Park
- 22-0042 BRE DG365 Soakage Test Results 22-12-22 for the adjacent Business Park Application No. 19/504910/OUT
- Surface Water / SuDS Maintenance & Management Plan Ref: 22-0041 Issue 1.0 dated 16/02/22

The surface water drainage strategy follows the proposals set out in the Drainage Strategy Report Ref: 18-0872 Issue 2.0 dated 22/08/19 which supported the planning application for the adjacent Business Park Application No. 19/504910/OUT and BdR's letter of response to KCC LLFA Ref: 18-0872 dated 05 November 2019.

We trust the supporting documentation enables the Planning Authority to discharge Condition 4 and look forward to receiving your response in due course.

Yours sincerely



Chris Mellett
Technical Director
For and on behalf of BdR (Civil and Structural Engineering) Ltd

