

Mr R Timms
Principal Planning Officer,
Maidstone Borough Council,
Mid Kent Planning Support,
Maidstone House,
King Street,
Maidstone
Kent
ME15 6JQ



The Old Engine House
Goblands Farm Business Park
Court Lane, Hadlow, Tonbridge, Kent TN11 0DP
T: 01732 851416
engineering@bdr.uk.com
www.bdr.uk.com

Ref: CJM/22-0042

EMAILED 05 April 2022

Dear Mr Timms,

**Application No. 19/504910/OUT
Former Syngenta Works, Hampstead Lane, Yalding, Kent [Business Park]
Discharge of Conditions 13 & 31**

With reference to the above planning application, we have pleasure in submitting the following supporting documentation to discharge conditions 13 & 31.

Condition 13:

No development shall take place on any phase of development, except for site preparation works, until a detailed sustainable surface water drainage scheme site has been submitted to and approved in writing by the local planning authority for that phase. 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):

- 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.

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. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.

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 13;

- Drwg. No. 22-0042 C10500 Rev A – Drainage Specification Notes
- Drwg. No. 22-0042 C10501 Rev A – Drainage Layout [Illustrative] Sheet 1 of 3
- Drwg. No. 22-0042 C10502 Rev A – Drainage Layout [Illustrative] Sheet 2 of 3
- Drwg. No. 22-0042 C10503 Rev A – Drainage Layout [Illustrative] Sheet 3 of 3
- Drwg. No. 22-0042 C10525 Rev A – Post Development Impermeable Area Plan
- Drwg. No. 22-0042 C10551 Rev A – Drainage Construction Details Sheet 1 of 2
- Drwg. No. 22-0042 C10552 Rev A – Drainage Construction Details Sheet 2 of 2
- 22-0042 FLOW Calculations File: SW TYPE A 1G & 1I Units Front Permeable Areas
- 22-0042 FLOW Calculations File: SW TYPE A Unit H Front Permeable Areas
- 22-0042 FLOW Calculations File: SW TYPE A Main Road Back of Units IKJL
- 22-0042 BRE DG365 Soakage Test Results 22-12-21
- Surface Water / SuDS Maintenance & Management Plan Ref: 22-0042 Issue 1.0 dated 15/03/22

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.

Please note the drainage layout may vary depending on the eventual nature and layout of the units, however the principles of the drainage strategy will remain the same.

Condition 31:

No new infiltration of surface water drainage into the ground is permitted other than with the written consent of the Local Planning Authority in consultation with the Environment Agency. The development shall be carried out in accordance with the approved details.

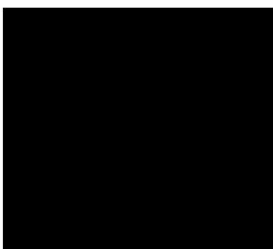
Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in line with paragraph 174 of the NPPF.

The following documents support the discharge of condition 31;

- 22-0042 BRE DG365 Soakage Test Results 22-12-21

The design of the Type A [Full Infiltration] permeable pavements is based on the lowest BRE DG365 soakage test result achieved from 14 tests carried out across the site calculated at 0.4m/hr.

We trust the supporting documentation enables the Planning Authority to discharge Conditions 13 and 31 and look forward to receiving your response in due course.



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