



Development Control Manager
Maidstone Borough Council
Maidstone House
King Street
Maidstone
Kent
ME15 6JQ

Your ref
19/504910/OUT

Our ref
DSA000009570

Date
16/03/2022

Contact
Tel 0330 303 0119

Dear Sir/Madam,

Proposal: Outline application for the redevelopment of the Former Syngenta works site to provide a new business park of up to 41,451 sqm (500,00 sqft) of B1(c), B2 and B8 accommodation with associated access, parking and infrastructure works. (Access only being sought).

Site: 19/504910/OUT: - Former Syngenta Works, Hampstead Lane, Yalding, Kent, ME18 6HN.


Further to our letter dated 29/10/2019 and additional information provided by the developer regarding betterment in proposed foul flows.

The applicant proposes to utilise existing connection to the public foul sewer with a reduced flow being discharged into the public foul network. This discharge can be permitted, if proven to be connected and it is ensured that there is no overall increase in flows into the foul system. The applicant will be required to provide a topographical site survey and/or a CCTV survey showing the existing connection points, pipe sizes, gradients and calculations confirming the proposed flow will be no greater than the existing contributing flows.

Foul flows may be discharged to the existing sewer, provided the rate of discharge to sewer is no greater than existing contributing flows.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements



The supporting documents make reference to drainage using Sustainable Drainage Systems (SuDS).

Under certain circumstances SuDS will be adopted by Southern Water should this be requested by the developer. Where SuDS form part of a continuous sewer system, and are not an isolated end of pipe SuDs component, adoption will be considered if such systems comply with the latest Design and Construction Guidance (Appendix C) and CIRIA guidance available here:

water.org.uk/sewerage-sector-guidance-approved-documents/

ciria.org/Memberships/The_SuDS_Manual_C753_Chapters.aspx

Where SuDS rely upon facilities which are not adoptable by sewerage undertakers the applicant will need to ensure that arrangements exist for the long-term maintenance of the SuDS facilities. It is critical that the effectiveness of these systems is maintained in perpetuity. Good management will avoid flooding from the proposed surface water system, which may result in the inundation of the foul sewerage system.

Thus, where a SuDS scheme is to be implemented, the drainage details submitted to the Local Planning Authority should:

- Specify the responsibilities of each party for the implementation of the SuDS scheme.
- Specify a timetable for implementation.
- Provide a management and maintenance plan for the lifetime of the development.

This should include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

All other comments in our response dated 29/10/2019 remain unchanged and valid.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Growth Planning Team
Business Channels

southernwater.co.uk/developing-building/planning-your-development