

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](mailto:engineering@bdr.uk.com)  
[www.bdr.uk.com](http://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 38**

With reference to the above planning application, we have pleasure in submitting the following supporting documentation to discharge condition 38.

**Condition 38:**

No development shall take place on any phase of development, except for site preparation works, until details of on-site foul drainage to demonstrate that the system will be resilient in times of flood, have been submitted to the Local Planning Authority and agreed in writing. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not result in unacceptable levels of water pollution in line with paragraph 174 of the National Planning Policy Framework (NPPF).

The following documents support the discharge of condition 38;

- 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
- 220316 Response from Southern Water Re Foul Network Capacity DSA000009570

The Foul Water Flow Regime box on each drawing demonstrates how the on-site foul water drainage systems will be resilient in times of flood.

**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

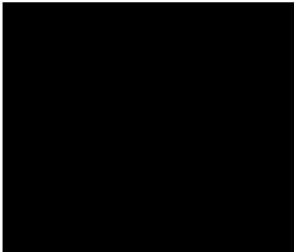
**SPECIALIST SERVICES**

Site Assessments  
CDM 2015 Support  
TEKLA Steelwork  
Fabrication Drawings  
Expert Witness



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.

We trust the supporting documentation enables the Planning Authority to discharge Conditions 38 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

