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Tunbridge Wells Borough Council
Planning Services
Town Hall
Tunbridge Wells
Kent
TN1 1RS

10/10/2023

RE: DRAINAGE STATEMENT FOR NORTH FARM ROAD, TUNBRIDGE WELLS - PLANNING REFERENCE
23/01048/FULL - CONDITION 17

To whom it may concern,

Condition 17 of the Planning Decision notice (Reference: 23/01048/FULL) states:

Development (excluding demolition of the existing buildings) shall not begin 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 Flood Risk Assessment & Drainage Strategy report prepared by MJM Consulting Engineers (21/03/2023) 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.

To show that the drainage scheme has been based upon the Flood Risk Assessment & Drainage Strategy report prepared by MJM Consulting Engineers, and to demonstrate that the surface water generated by this development (for all rain 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 strategy as detailed on drawing number 23-018-I&L-D01, along with the supporting calculations 23-018 Network Calculation have been designed and completed based upon the information provided in the Flood Risk Assessment & Drainage Strategy Rev P02, produced by MJM Consulting engineers, dated 21/03/2023. These demonstrate that surface water runoff is appropriately managed for all storms up to 100 year event plus a 45% allowance for climate change.

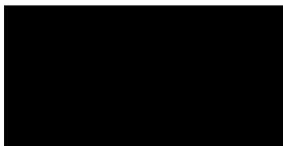
To demonstrate that the silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters:

The intention for collecting roof and surface water runoff is via rainwater downpipes, gullies and drainage channels that will discharge into a below ground gravity piped network. The developable area has been maximised within the application boundary restricting porous landscaping to the site perimeter. Raised planters are proposed along the north and east boundaries. Restrictions to the site include a large level difference from the south to the north of the site (approximately 2.5m), which has resulted in retaining walls being required on site along the majority of the boundaries, with the south west corner being the largest level difference. The remaining landscaped strips are either sloped down toward the boundary or toward the building. This, together with the large sub catchment roof area, prevent the landscaping to be used for interception, long term storage, rain gardens or any surface SuDS features such as ponds or swales. Loads imposed by blue or green or brown roofs are too large for the lightweight cladding of these wide span units and therefore not considered. To manage the pollutants on site, a petrol interceptor has been incorporated to serve trafficked areas. To manage the silts on site, catch pits are utilised upstream of the attenuation tank.

To illustrate 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:

A drainage maintenance report has been submitted, providing the necessary information for each of the drainage features on site. There are no proposed future adoptions anticipated on site.

Yours sincerely,



Guy Bradnick
Associate Director