

I note comments online from Environmental Health

In regard to drainage they state that a drainage strategy is required prior to determination. It is unclear why this is considered necessary in advance of a decision when we have had numerous applications for residential dwellings which have provided limited information in relation to both foul and surface water drainage with the detail reserved by condition.

Notwithstanding the above, we are willing to provide some further information as follows:

Surface water will be discharged by infiltration. The British Geological Survey confirms that the site is on Upper Tunbridge Wells Sand - Sandstone and siltstone, there are therefore no envisaged issues in relation to infiltration.

The new soakaway will be designed following infiltration testing in accordance with BRE365, at the location and depth of proposed devices.

Infiltration devices will be located 5m from structures and boundaries, in addition to avoiding Root Protection Zones. There is sufficient room for this within the site

The proposed permeable surfacing will be constructed of MOT Type 3 sub base to a depth of 300mm overlaid with a permeable pea shingle, or similar.

For foul drainage, the application proposes a package treatment plant for each pitch. In the absence of mains drainage this is considered to be an appropriate means of foul water disposal which would avoid harm to the quality of the soils.

The new package treatment plants will be a Rewatec Solido Smart 2-8 Person Sewage Treatment Plant manufactured by Premier Tech Aqua, 2 Whitehouse Way, South West Industrial Estate, Peterlee, Co Durham, SR8 2RA.

The package treatment plants will be installed and fully operational prior to occupation of the development. The package treatment plant will be installed in accordance with the manufacturer's recommendations and instructions, and in accordance with the Building Regulations.

The package treatment plants will be serviced by a qualified British Water accredited engineer on an annual basis in accordance with the manufacturer's servicing and maintenance guide to ensure it is operating efficiently and effectively.

This would include a desludge to ensure a solids build-up doesn't compromise the treatment chamber if the sludge level reaches 70% of the permitted maximum.

The annual service would include an assessment of the activated sludge volume in the reactor in accordance with the manufacturer's servicing and maintenance guide.

The runoff from the treatment plant will be taken to a soakaway drainage field. Given the porosity of the soils this is not envisaged to present any issues.