

Joanne Fisher

From: Adrian Kirkpatrick [REDACTED]
Sent: 08 October 2025 18:22
To: Joanne Fisher; [REDACTED]
Subject: DM/24/3104 Sandhill farm
Attachments: IMG_6625 ditch 1.jpg; IMG_6626 ditch 2.jpg; IMG_6628 ditch 3.jpg; Wsx416412.pdf

Dear Ms Fisher,

Thank you for your continued work on my planning application.

Please find below the responses from my drainage consultant regarding the queries raised in relation to my drainage plan.

Surface Water

Following infiltration testing at the site, it is proposed that the development will utilise attenuation storage with discharge at a controlled rate to a watercourse along Sandhill Lane.

At this stage of planning, we would advise the applicant that the following information is required:

- Evidence that the existing ditch exists, has a wider connection to the surrounding area.

Attached are photos of the channel/ditch that runs alongside Sandhill Lane as it passes under our driveway. At this point the channel passes across and under Sandhill Lane and along the boundary of Sandhill and Sandhill Cottage where it feeds a number of ponds in series before overflowing via a channel, down the hill to the River Medway at the base of the valley. A plan of the actual route of the ditch is also attached to this email, (the route of the ditch is marked in blue).

- The ditch has sufficient capacity in the channel to accept the additional surface water flow.

The "pinch point" of the ditch is at the 225mm diameter culvert running under the drive. The culvert has a gradient not shallower than 1:10. At this gradient the capacity of the 225mm culvert is 165 litres per second, we are proposing adding a maximum peak flow rate of 0.5 litres per second for a 1:100-year storm plus climate change. The proposed discharge rate is extremely small compared to the capacity of the culvert (maximum of 0.3% of the capacity).

- The existing ditch is well maintained for the lifetime of the development.

The ditch will be maintained for the lifetime of the development.

Foul

It is proposed that the development will utilise a Septic tank to manage foul water drainage.

This approach is considered acceptable in principle, subject to design. We would advise the applicant that non-main foul drainage should meet with the Environment Agency's General Binding Rules. Where these rules cannot be met then an Environmental Permit will be required.

The existing septic tank will continue to meet with the Environment Agency's General Binding Rules.

I hope this is satisfactory.

For your information, I have sent Brian Foote the proof of title deeds and title plan we have been waiting for today, so hopefully he will be in a position to complete the SAM and SANG agreement documents shortly as well.

Kind regards

Adrian Kirkpatrick.