



Delegated Report

Application No: 20231062

Location: Land At Meadow Cottage, School Lane, Higham, Rochester

Description: Application for approval of appeal condition 6 and 7 attached to planning permission reference number 20191222 and appeal reference number APP/K2230/W/20/3255704 relating to a Construction Method Statement and details of foul and surface water drainage.

Applicant: M And J Design And Build

Submitted Documents/Plans

Cover letter
Application form
Construction Method Statement
Drawing no. 2022/52/20A (proposed site set up plan)
Drawing no. 2022/52/21A (proposed foul and surface water drainage plan)

Relevant Planning History

20191222 Outline Application with Some Matters Reserved for the erection of 3no. self build houses with associated garages and landscaping.
Allowed at appeal

Consultations, Publicity and Representations

Southern Water

Southern Water would have no objections to discharge condition 07 relating to foul drainage. An approval for the connection to the public sewer should be submitted under Section 106 of the water Industry Act.

The Council's Building Control officers or technical staff should be consulted regarding condition 07 for surface water disposal.

Southern Water has no comments to make with respect to condition 06.

Environment Agency

We have reviewed the below document(s) and have the following comments:

- Drainage Plan – Drawing No. 2022/52/21A@A1 (dated: December 2022)

Environment Agency position

As we did not recommend the above conditions, we cannot provide details as to whether they can be discharged.

However, we do acknowledge that we requested details of all proposed foul and surface water drainage to be submitted with any detailed application made for this site and as such have the following comments in relation to condition 7 (foul and surface water drainage).

Environment Agency comments

The site is situated within a Source Protection Zone 1 and is situated upon a Principal Aquifer (Chalk), which is overlain by a Secondary Undifferentiated Aquifer (Head Deposits).

It is understood that foul water is to be discharged via mains sewer. We consider this acceptable in principle and have no further comments with regard to mains drainage.

It is understood that surface water from roof and patio areas is to be discharged to ground via soakaway with associated rainwater harvesting tanks. It should be noted that no discharge through ground considered to be affected by contamination shall be approved. It is also noted that surface water from remaining areas of hardstanding, including roads and driveways are to discharge to gullies, which feed a central pond feature. Should this pond feature discharge to ground a hydrogeological risk assessment will be required in accordance with position statement G13 of the 'Environment Agency's Approach to Groundwater Protection'. We do not consider the documentation provided to suitably document any proposed pollution prevention measures to prevent the ingress of any potential contaminants.

The proposals supplied will be assessed against the position statements outlined in the Environment Agency's Approach to Protecting Groundwater. The position statements which are of particular relevance to this application are G8, G10, G11, G12 and G13.

GBC Environmental Protection

The submitted information addresses the requirements for both conditions 6 and 7. No objections to either condition being discharged.

GBC Highways Officer

I have no highway objections, but would prefer to see all vehicles that cannot turn within the site, to reverse into the site and exit in forward gear. This approach would comply with the preferred way of accessing the property as detailed in the highway code.

Analysis

Condition 6 of APP/K2230/W/20/3255704 states:

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;*
- ii) loading and unloading of plant and materials;*
- iii) storage of plant and materials used in constructing the development;*
- iv) wheel washing facilities; and*
- v) delivery, demolition and construction working hours.*

The approved Construction Method Statement shall be adhered to throughout the construction

period for the development.

The applicant has submitted a Construction Method report and a site layout plan in support of discharging this condition. The submitted details are acceptable and this condition can be discharged.

Condition 7 of APP/K2230/W/20/3255704 states:

No development shall take place until details of foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

The applicant has submitted a proposed foul and surface water drainage plan in support of discharging this condition. The submitted information is acceptable and this condition can be discharged. It is recommended that the Environment Agency's comments are added as an informative.

Recommendation:

Approve the details of condition 6 and 7.

See draft Decision

Case Officer:	Team Leader: Richard Hart
Signed: 	Signed: <i>R Hart</i>
Dated: 24 January 2024	Dated: 24 th January 2024