

Penfold Project Services

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SCHEDULE TO ACCOMPANY APPLICATION FOR DISCHARGE OF CONDITIONS

APPLICATION No 20230961

**SALEM YARD
SALEM PLACE
NORTHFLEET
KENT
DA11 9QA**

**ERECTION OF A DETACHED TWO BEDROOM
BUNGALOW**

CONDITION 1

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Informative no documents to be submitted

CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Application form;

Drawing no. 03 (site location plan);

Drawing no. 04A (proposed plans);

Drawing no. 05A (existing and proposed block plans);

Drawing no. SYN/1504/1 (site survey plan);

Cover letter;

Design and Access/Planning Statement;

Cover letter confirming use;

*Phase I Geo Environmental Desk Study and Preliminary Risk Assessment;
and*

Appendix B Environmental Information Search.

Informative no documents to be submitted

CONDITION 3

No development shall be commenced until a scheme for sustainable surface water drainage has been submitted to and approved, in writing, by the Local Planning Authority. The details submitted should specify the responsibilities of each party for the implementation of the drainage measures, a timetable for implementation and a management and maintenance plan for the lifetime of the development. The surface water drainage scheme shall thereafter be implemented in full prior to first residential occupation of the development and thereafter maintained and managed in accordance with the approved scheme.

The Application site is very restricted in its size.

It is a requirement of Part H3 of the Building Regulations that no soakaway is to be built within 5.0m of a building. This therefore precludes the possibility of building any soakaways for the discharge of rainwater on this site.

An application was therefore submitted to Southern water Services Ltd for consent to discharge the surface water system into the public sewer that runs across the application site from north to south.

Southern Water Services Ltd have confirmed in their letter reference 13568 and dated 06 March 2024 that there is sufficient capacity for the discharge of

surface water into the system and consent is granted subject to conformation of approval of the Planning Authority.

A copy of the letter is attached to this Schedule as Appendix A

CONDITION 4

Prior to the commencement and notwithstanding the details shown on the approved plans and application form before of any above ground works, additional details (and samples where requested by the Local Planning Authority) of all the external facing materials to be used in the construction of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

See drawing nos 04B - Plans and Elevations as Proposed, 08 - Ground Floor Plan - External Works and Schedule of Proposed Materials, Landscaping and Boundary Finishes. Samples of materials can be provided upon request

CONDITION 5

Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans a scheme detailing the proposed hard surface treatments and screening by walls, fences or other means shall be submitted to and approved, in writing, by the Local Planning Authority. This information shall include the means for surfacing, draining and demarcating the car parking space and its means of access including the potential need to relocate the existing lighting column. The scheme shall then be constructed in accordance with these approved details and completed, in its entirety, prior to first occupation of the development.

See drawing nos 04B - Plans and Elevations as Proposed, 08 - Ground Floor Plan - External Works and Schedule of Proposed Materials, Landscaping and Boundary Finishes. Samples of materials can be provided upon request

CONDITION 6

Prior to the first occupation of the development hereby approved and notwithstanding the details shown on the approved plans a scheme detailing the proposed soft landscaping of the site shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include the type and species of planting to be carried out, to include their quantity and size as well as arrangements for aftercare. Thereafter the approved soft landscaping scheme shall be carried out in full during the first available planting season following first occupation of the development. Any trees or plants that die, are damaged, removed or become diseased within five years from the date that the development is first brought into use shall be replaced with a species of a similar size and species during the next available planting season.

See drawing no 04B - Plans and Elevations as Proposed - A2 and Schedule of Proposed Materials, Landscaping and Boundary Finishes. Samples of materials can be provided upon request.

CONDITION 7

Prior to the first occupation of the development hereby approved, details of all proposed external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be carried out in accordance with these approved details and no additional external lighting shall be provided on the site without the prior written consent of the Local Planning Authority having first been received.

See drawing nos 04B - Plans and Elevations as Proposed, 08 - Ground Floor Plan - External Works and Schedule of Proposed Materials, Landscaping and Boundary Finishes. Samples of materials can be provided upon request

CONDITION 8

Prior to the first occupation of the development hereby approved details of the refuse arrangements shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall ensure adequate provision for non-recyclable waste, food waste and recyclable waste. The approved refuse arrangements shall be provided prior to first occupation of the development and thereafter be retained for such purposes at all times.

See drawing nos 04B - Plans and Elevations as Proposed, 08 - Ground Floor Plan - External Works and Schedule of Proposed Materials, Landscaping and Boundary Finishes. Samples of materials can be provided upon request

CONDITION 9

The area shown on Drawing No.5A as vehicle parking spaces shall be kept available at all times for such use, and no development whether or not permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any provision equivalent to that Order in any statutory instrument revoking and re-enacting that Order with or without modification) shall be carried out on that area of land or in such a position as to preclude its use for vehicle parking.

Informative no documents to be submitted

CONDITION 10

No development under the provisions of Article 3 of and Class A and B of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any provision equivalent to those Classes in any Statutory Instrument revoking or re-enacting that Order, with or without modification) shall be carried out on the dwelling unless

a specific grant of planning permission has been given by the Local Planning Authority.

Informative no documents to be submitted

CONDITION 11

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Informative no documents to be submitted

CONDITION 12

No drainage system for the infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

See condition 3 above

APPENDIX A

**SOUTHERN WATER SERVICES LTD LETTER
REFERENCE 13568
AND DATED 06 MARCH 2024**



Alan Penfold
Epmarket
Wrotham Road
Gravesend
Kent
DA13 0JH

Your ref

Our ref
13568

Date
06 March 2024

Contact
Tel 0330 303 0119

Dear Mr Penfold,

Level 1 Capacity Check Enquiry: Salem Yard, Salem Place, Northfleet, Kent, DA11 9QA.

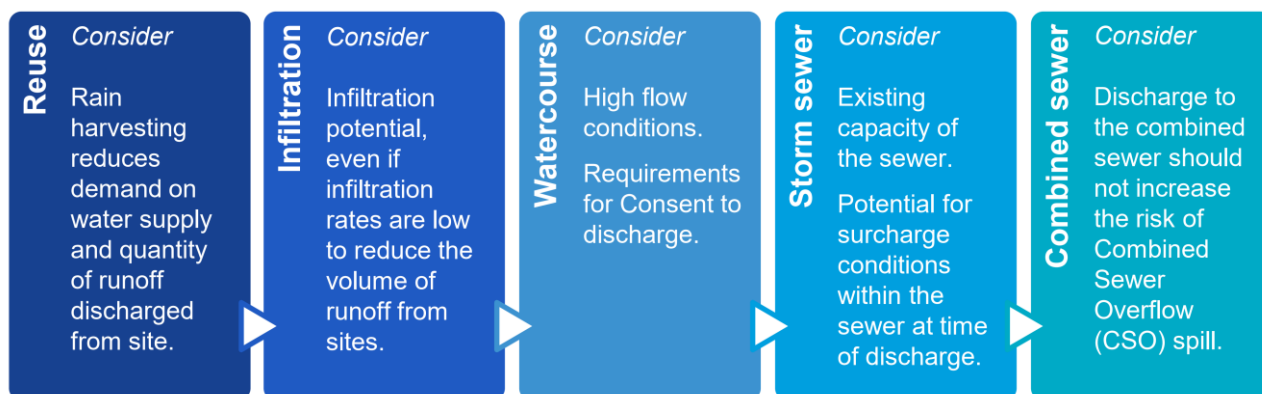
We have completed the capacity check for the above development site and the results are as follows:

Surface Water

There is currently adequate capacity in the local foul sewerage network to accommodate a surface water flow of **1 l/s** for the above development at manhole reference TQ6273**5907**.

It should be noted although there is theoretical capacity to accept your proposed surface water flow into the foul sewer at manhole reference TQ62735907 you will have to demonstrate that you have complied with the hierarchy of H3 of Building Regulations before approval for the discharge will be given. If connection to a foul sewer proves to be the only viable means of disposal and should we have no option but to accept such discharge, then it should be at a rate set by the Lead Flood Authority who should set such a rate of discharge by consultation with us. The Lead Local Flood Authority (which may also be the Planning Authority) has the duty and obligation to deal with surface water matters including Restrictions on the method of discharge of surface water from a development and on the rate and volume of discharge. They can also specify the frequency and duration(s) of the design rainfall used to calculate the discharge, including any allowance for climate change.

Although capacity in the surface water network has been identified, in all situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments. Guidance on Building Regulations is here:



gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

We would welcome the opportunity to engage with you on the design for disposal of surface water, with a particular focus on the potential for incorporating Sustainable Drainage Systems (SuDS), for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water.

Where a surface water connection to the foul or combined sewer is being considered, this should be agreed by the Lead Local Flood Authority, in consultation with Southern Water.

It should be noted that although the above assessment indicates that there is capacity available for your proposed surface water flows the LLFA (Local Lead Flood Authority) may impose/request that a lower flow is discharged to the public surface water sewer.

If the excess surface water flows are to be attenuated on site, it could have a significant effect on any proposed Sewer Adoption (S104) Agreements. Any attenuation proposals should be agreed before any works are implemented on site. Where capacity is limited/restricted, agreement should be sought if you are to include any highway drainage within your proposals as Southern Water is not obligated to accept highway flows.

Connecting to our network

It should be noted that this information is only a hydraulic assessment of the existing sewerage network and does not grant approval for a connection to the public sewerage system. A formal Sewer Connection (S106) application is required to be completed and approved by Southern Water Services. To make an application visit: developerservices.southernwater.co.uk

Please note the information provided above does not grant approval for any designs/drawings submitted for the capacity analysis. The results quoted above are only valid for 12 months from the date of issue of this letter.



Please get in touch via the Get Connected customer dashboard if you have any queries.

Yours sincerely,

Future Growth Planning Team
Developer Services

southernwater.co.uk/developing-building/planning-your-development