

**24/500175/FULL**

**Consultee Comment**

KCC Drainage's consultation response is missing from the report. To confirm, they raise **no objections** to the proposed surface water drainage scheme subject to conditions requiring the fine details of the scheme and its verification, and groundwater protection from infiltration. These conditions are added to the recommendation below.

**Amendment of Conditions 8, 11 and 12**

An amendment to condition 8 (Landscaping) is proposed to provide clarity over the location of the required planting (changes in in bold):

8. *No development shall take place until a detailed landscaping scheme, which shall be designed in accordance with the principles of the Council's landscape character guidance, has been submitted to and approved in writing by the local planning authority. The scheme shall include a planting specification and a 5 year management plan and include the following:*

*Retention of existing trees, and the provision of new native trees **along the south, east, and north boundaries.** ~~across the site frontage (including additional native tree pits).~~*

*Provision of native double staggered hedgerows **along the south, east, and north boundaries.** ~~across the site frontage.~~*

*The development shall be carried out in accordance with the approved details.*

*Reason: To ensure a satisfactory appearance and setting to the development.*

Condition 11 (Biodiversity Net Gain) be replaced in its entirety with a more robust condition as follows:

11. *No development shall take place until a Biodiversity Management Plan, to ensure a minimum 17% net gain in habitat units and 22% in hedgerow units across the site, has been submitted to and approved in writing by the Local Planning Authority. The Biodiversity Management Plan shall include:*

a) *Detailed proposals for each phase of the biodiversity net gain and its implementation.*

b) *A 30 year management and monitoring plan for onsite biodiversity net gain including 30 year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports in years 2, 5, 10, 15, 20, 25 and 30 from commencement of the development, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.*

*The development shall be implemented in full accordance with the requirements of the approved Biodiversity Management Plan.*

*Reason: To ensure measurable net gains to biodiversity.*

An amendment to Condition 12 (Restrictor and Barrier Details) is required to restrict vehicle heights as follows (changes in bold):

12. *Prior to first occupation of the development hereby approved height restrictors, **allowing a maximum height of 2.4 metres** shall be installed at both entrances as well as barriers with the ability to control the operating times of the car park.*

*Reason: to prevent the parking of large vehicles and in the interests of the amenity of nearby residential occupiers.*

#### **Four Additional Conditions**

A condition to control hours of use of the car park is required as set out at paragraph 6.20 of the main report as follows:

- *The car park shall only be used between the hours of 0700-2200 Monday to Sunday.*

*Reason: In the interests of protecting residential amenity.*

The following 3 conditions relate to the surface water drainage scheme and are requested by KCC Drainage and are necessary:

- *Development 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 Drainage Strategy Report and Drawing (CTP Consulting Engineers, February 2024) 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 within the curtilage of the site without increase to flood risk on or off-site.*

*The detailed drainage scheme will also be required to demonstrate that any existing surface water flow paths 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):*

- a) that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters.*
- b) 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.*

*Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding.*

- *The site shall not be opened to traffic until a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved by the Local Planning Authority. The Report shall demonstrate that the drainage system constructed is consistent with that which was approved. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed.*

*Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of paragraph 175 of the National Planning Policy Framework.*

- *Where infiltration is to be used to manage the surface water from the development hereby permitted, it will only be allowed within those parts of the site where information is submitted to demonstrate to the Local Planning Authority's satisfaction that there is no resultant unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details.*

*Reason: To protect vulnerable groundwater resources and ensure compliance with the National Planning Policy Framework.*

### **Removal of Condition 6**

Condition 6 is no longer required as it is dealt with by way of the third condition recommended by KCC Drainage above re. infiltration of surface water.

### **RECOMMENDATION**

Officer's recommendation remains the same subject to the changes to/additional conditions as set out above.