

REFERENCE NO - 20/505611/SUB			
APPLICATION PROPOSAL			
Submission of Details to Discharge Condition 18 - Foul and surface water sewerage disposal subject to 14/502010/OUT.			
ADDRESS			
Hen & Duckhurst Farm, Marden Road, Staplehurst (Dickens Gate Development)			
RECOMMENDATION – APPROVE			
SUMMARY OF REASONS FOR RECOMMENDATION			
The statutory undertaker (Southern Water) has now installed the off-site sewer/tank to provide foul drainage capacity specifically for the development and advises it will provide sufficient capacity.			
In line with the committee’s resolution, further information has been provided by the applicant and the foul drainage details have been assessed by a qualified external consultant who advises the condition should be discharged.			
For these reasons it is recommended that the details are approved.			
REASON FOR REFERRAL TO COMMITTEE			
<ul style="list-style-type: none"> Councillor Perry has requested the application is considered by the Planning Committee for the reasons set out in his comments (in the original committee report). 			
WARD Staplehurst	PARISH COUNCIL Staplehurst	APPLICANT Barratt Homes AGENT Barratt Homes	
DECISION DUE DATE: 22/01/21	PUBLICITY EXPIRY DATE: N/A	SITE VISIT DATE: 05/07/21	
RELEVANT PLANNING HISTORY			
App No	Proposal	Decision	Date
14/502010	Outline application for the Erection of residential development for up to 250 dwellings with access and garaging with access considered at this stage and all other matters reserved for future consideration.	APPROVED	03/02/17
17/506306	Approval of reserved matters application for the erection of 250 dwellings (Appearance, Landscaping, Layout and Scale being sought) and details of Conditions 5, 7, 9, and 10 relating to phasing, landscaping and ecology, pursuant to 14/502010/OUT (Outline application for the erection of residential development for up to 250 dwellings with	APPROVED	15/06/18

	access and garaging with access considered at this stage and all other matters reserved for future consideration.)		
18/505338	Submission of details pursuant to Condition 17: Sustainable surface water drainage scheme and condition 18 (foul and surface water sewerage disposal) for the first 50 dwellings only (original application ref: 14/502010/OUT).	APPROVED	17/02/19
19/506336	Submission of Details to Discharge Condition 18 (Foul Water Sewerage Disposal) for 192 houses subject to 14/502010/OUT	APPROVED	14/09/20
20/501035 /HEDGE	Hedgerow removal notice - To establish access and working area for southern water sewer connection for a development	Hedgerow Retention Notice Issued	03/07/20
21/500117 /HEDGE	Hedgerow Removal Notice - Temporarily fully remove a 6m section of hedgerow, partly adjacent to the southern side of Marden Road and partly from an adjoining track with associated peripheral hedgerow plants to enable temporary construction access	Hedgerow Retention Notice Issued	05/03/21

1.0 **BACKGROUND**

1.01 This application to discharge a foul drainage condition for 250 houses at the site and was recommended for approval to the Planning Committee on 22nd July 2021 and the original committee report is attached at the **Appendix**. The Committee resolved as follows:

That consideration of this application be deferred:

(1) To ask the applicant to provide further information to clarify:

(a) The foul drainage flows from the site; and

(b) The volume of capacity being provided (by the holding tank) and how it will be maintained to ensure that it retains such capacity.

(2) For the additional information to be reviewed by an independent expert drainage consultant. This is to satisfy the Committee that the volume of flows will be accommodated by the proposed works

1.02 The applicant submitted additional information in September 2021 providing the foul drainage flows from the development (which are calculated by Southern Water using a design standard formula); the capacity volume of

the now installed off-site attenuation sewer/tank (which is approximately 3 times the volume flows for the development); and the maintenance regime for the sewer/tank (Southern Water specification). This information has been assessed by a qualified external consultant (Charles & Associates) on behalf of the LPA, with their advice provided in February 2022.

2.0 POLICY AND OTHER CONSIDERATIONS

- Maidstone Borough Local Plan (2011-2031): SP10, ID1, H1(48)
- Staplehurst Neighbourhood Plan: PW1, H4
- Kent Waste and Minerals Plan (amended 2020)
- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

3.0 APPRAISAL

3.01 The details have been assessed by the Council's consultant who advises that the condition should be discharged, and their conclusions are set out in full below:

"Following a review of all the information provided in respect of this planning condition the following observations are noted:

The figure of 344 litres per house per day quoted as the design flow from this development is considered reasonable as it is calculated using Southern Water's modelling criteria published on their website, see Appendix B. The total daily flow from the full development of 250 dwellings is therefore 86,000 litres or 86m³.

The storage tank as constructed has a total storage capacity of 282m³. This is more than 3 times the daily flow from the development.

This storage tank constructed to provide additional capacity for this development acts independently of the existing public sewer network and provides dedicated capacity for the full 250 dwelling development on Hen and Duckhurst Farm, not just the additional 58 dwellings, the subject of this review.

There is no specific reference within Southern Water's submission as to how this tank will be maintained. It will however form part of the public sewer network and therefore will be maintained in accordance with Southern Water's standard maintenance procedures.

Following the review of all the available information in relation to discharging of this final part of condition 18 of the planning permission for the development, it is considered that the remainder of the condition can now be discharged for the following reasons:

- *Flows from the development to the tank sewer have been designed in accordance with Southern Water's standard modelling criteria.*

- *The capacity of the tank sewer is more than 3 times the predicated daily flow volume from the fully permitted development, i.e. 250 dwellings.*
- *Flows from the development connect directly to the tank sewer rather than into the local sewer network.*
- *The tank sewer forms part of the Southern Water public sewer network and will be maintained in accordance with their maintenance procedures.”*

4.0 CONCLUSION

4.01 The statutory undertaker (Southern Water) has now installed the off-site sewer/tank to provide foul drainage capacity specifically for the development and advises it will provide sufficient capacity. In line with the committee’s resolution, further information has been provided by the applicant and the foul drainage details have been assessed by a qualified external consultant who advises the condition should be discharged.

4.02 On this basis it is recommended that the details are in accordance with the relevant Local Plan and Neighbourhood Plan policies and should be approved.

5.0 RECOMMENDATION

Approve the details submitted to discharge condition 18.