

Objections

No further representations have been received in relation to the application.

Amendments to report content

Paragraph 1.2 in the report is unfinished and should read:

'The application proposes the erection of sixteen dwellings on the site, comprising fourteen 2-bed and two 3-bed houses together with on-site parking for 22 vehicles'

Paragraph 1.5 - additional Head of Term for S106:

- Local Labour Agreement; and
- Affordable housing contribution
- Traffic Regulation Order costs (~~£6000~~ £5000) – change agreed by ESCC Highways
- Highway works to the junction of Sandpiper Walk and Kingfisher Drive
- Review of submitted viability assessment information following construction, including any changes to abnormal and build costs and final sale prices of units

Revisions to condition wording:

Omissions ~~crossed-out~~ and additions in red.

2) The development hereby permitted shall be carried out in accordance with the following approved drawings:

- Location Block Plan: 6720/LBP
- Proposed Block Plan: 6720/11/G;
- Proposed Roof Plan: 6720/12/G;
- Plots 1-4 Proposed Floor Plans: 6720/20;
- Plots 5-8 Proposed Floor Plans: 6721/A;
- Plots 9-16 Proposed Floor Plans: 6722/B;
- Plot 1-4 Proposed Elevations: 6720/23/B;
- Plots 5-8 Proposed Elevations: 6724/B;
- Plot 9-16 Proposed Elevations: 6720/25/C
- Street Scene Elevations: 6720/26/B
- Site Sections: 6720/30/B
- External Finishes Schedule: 6720/A/EXTMAT
- Proposed Landscaping Arrangements: PLG/1610/20/D
- Proposed Drainage Scheme: 06936-jmla-TP-00-DR-D-0200-S4-P04
- Proposed External Works: 06936-jmla-TP-00-DR-D-0300-S4-P04
- Existing Drainage Survey: 06936-jmla-TP-00-DR-D-0100-S2-P03
- Common Parts Maintenance: 06936-jmla-TP-00-MR-D-0250-S4-P03

- Proposed Site Access Arrangements: 2019/4917/003
- Planning, Design and Access Statement, dated February 2020 - **TCPS 838**;
- Transport Statement by RGP Transport Planning and Infrastructure Design Consultants (February 2020)
- Travel Information Pack;
- Flood Risk Drainage Assessment by JMLA - **06936-jmla-TP-00-RP-D-2120-S4-P02**;
- Noise Impact Assessment Report by MEC AIR - **25597-04-NA-01 REV A**
- Financial Viability Assessment by Anderson Bourne (March 2020)
- Construction Management Plan, **dated April 2020**

Reason: For the avoidance of doubt and in the interests of proper planning.

- 9) Prior to occupation of the development, **hereby approved**, evidence (including photographs) shall be submitted showing that the drainage system has been constructed as per **in accordance with** the final agreed detailed drainage designs.

~~1. Evidence of drainage construction prior to first occupation~~

~~2. In accordance with ground contamination details~~

Reason: To reduce the risk of flooding, both on and off site, ~~to improve and protect the water quality and improve existing habitats.~~

- 15) No works shall commence until a surface water drainage scheme and maintenance and management plan have been submitted to and agreed in writing by the local planning authority. The scheme shall include the following:

- a) Details of monitoring of surface water at the site between autumn and spring to inform the design of the proposed attenuation tank and drainage scheme;
- b) Evidence that Southern Water has agreed to both surface water sewer connection and the discharge rates from the site; and
- c) Evidence that whoever is responsible for the diverted sewer agrees to the proposed arrangements; and
- d) Details of measures to manage flood risk, both on and off the site, during the construction phase.

Thereafter, the approved scheme shall be carried out or supervised by an accredited person **prior to first occupation of the development, hereby approved**. An accredited person shall be someone who is an Incorporated (IEng) or Chartered (CEng) Civil Engineer with the Institute of Civil Engineers (ICE) or Chartered Institute of Water and Environmental Management (CIWEM). ~~The implementation of the surface water drainage scheme shall thereafter be carried out in accordance with the approved details prior to the occupation of the development hereby approved.~~

Prior to submission of the scheme, the applicant shall first make contact with ESCC Flood Risk Team and Southern Water to ensure their agreement with the scheme.

Reason: To reduce the risk of flooding, both on and off site, to improve and

protect the water quality and improve existing habitats

- 16) Following completion of the works a statement by an accredited person, who is an Incorporated (IEng) or Chartered (CEng) Civil Engineer with the Institute of Civil Engineers (ICE) or Chartered Institute of Water and Environmental Management (CIWEM), confirming that the SuDS scheme approved under condition 6 **15** has been fully implemented shall be submitted to the Local Planning Authority.

Reason: To reduce the risk of flooding, both on and off site and to improve and protect the water quality.

Additional conditions:

- 18) The submitted Travel Plan information packs shall be available to all residents on occupation of the development.

Reason: In order that the development maximises its accessibility by non-car modes and to meet the objectives of sustainable development.

- 19) The development shall not be occupied until a turning space for vehicles has been provided and constructed in accordance with the approved plans and the turning space shall thereafter be retained for that use and shall not be used for any other purpose;

Reason: To ensure the safety of persons and vehicles entering and leaving the access and proceeding along the highway