

**SUPPLEMENTARY INFORMATION  
PLANNING COMMITTEE 18 APRIL 2018**

This report provides supplementary information following publication of the main report, for consideration by committee members in determining this application.

**Agenda Item 005 - EDC/17/0135**

Additional Consultee Comments

Swanscombe & Greenhithe Town Council (12/4/18) – No further observations.

Kent County Council Lead Local Flood Authority (16/4/18) – Following a review of additional information submitted by the applicant, KCC raises no objection to the proposals, subject to the imposition of the following conditions:

Update to the wording of condition 4

No development shall take place 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 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 in accordance with the Foul and Surface Water Drainage Statement dated November 2013 without increase to flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters.

*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. These details and accompanying calculations are required prior to the commencement of the development as they form an intrinsic part of the proposal, the approval of which cannot be disaggregated from the carrying out of the rest of the development.*

Condition 7 deleted and replaced

No dwelling hereby approved shall be occupied until an operation and maintenance manual for the proposed sustainable drainage scheme is submitted to (and approved in writing) by the local planning authority. The manual at a minimum shall include the following details:

- a) A description of the drainage system and its key components
- b) An as-built general arrangement plan with the location of drainage measures and critical features clearly marked
- c) An approximate timetable for the implementation of the drainage system
- d) Details of the future maintenance requirements of each drainage or SuDS component, and the frequency of such inspections and maintenance activities
- e) Details of who will undertake inspections and maintenance activities, including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

The drainage scheme as approved shall subsequently be maintained in accordance with these details.

*Reason: To ensure that any measures to mitigate flood risk and protect water quality on/off the site are fully implemented and maintained (both during and after construction), as per the requirements of paragraph 103 of the NPPF and its associated Non-Statutory Technical Standards.*

#### Additional condition (Condition 20)

No dwelling hereby approved shall be occupied until a Verification Report pertaining to the surface water drainage system, carried out by a suitably qualified professional, has been submitted to the Local Planning Authority which demonstrates the suitable operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features.

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

#### Drawing Revisions

Following publication of the main report further discussions have taken place with the applicant and a number of revisions have been received. Condition 2 (Approved Plans) updated to reflect amended plans received:

- Drawing No. 3777/P29b Type 1 Flat – Floor Plans
- Drawing No. 3777/P31d Type 2 Flat – Floor Plans
- Drawing No. 3777/P33d Type 3 Flat – Floor Plans
- Drawing No. 3777/P39d Type 5 Flat – Floor Plans
- Drawing No. 3777/P23e Car Parking Plan
- Drawing No. 3777/HT06c Dart Plans
- Drawing No. 3777/HT07c Dart Brick Elevations
- Drawing No. 3777/HT08c Dart Render Elevations
- Drawing No. 3777/P27e Occupancy Plan
- Drawing No. 3777/P21e Site Layout Plan
- Drawing No. 3777/P22e Planning Layout

#### Additional Documents

- Planning Statement (March 2018)
- Design & Access Statement Issue 9 (March 2018)
- Phase 3 Van parking schedule (April 2018)

Wording within report to be amended to read:

Paragraph 7.6 – The approved masterplan identifies phase 3 as forming part of the 'West Village' character area, comprising of low to medium density development.

Paragraph 7.23 – All units within the six apartment blocks will have access to a private balcony.

Paragraph 7.44 - A breakdown of required parking provision in accordance with the SPD has been provided below:

<b>Type</b>	<b>SPD Requirement</b>		
<i>Allocated</i>	<i>1 &amp; 2-bedroom flats and houses</i>	<i>(78 units x 1.2)</i>	<b>93.6</b>
	<i>3-bedroom homes</i>	<i>(64 units x 1.5)</i>	<b>96</b>
	<i>4-bedroom homes and more</i>	<i>(63 units x 2)</i>	<b>126</b>
<i>Visitor</i>	<i>3 spaces per 10 homes (in unallocated spaces in communal areas or on-street )</i>		<b>61.5</b>
<i>Van Spaces</i>	<i>1 space per 10 homes (preferably on-street or in secure compounds)</i>		<b>20.5</b>
<i>Total</i>			<b>397.6</b>

Paragraph 7.44 – The final 58 spaces will be utilised as unallocated visitor and van spaces.