

AGENDA ITEM 9

SCHEDULE OF PLANNING APPLICATIONS

Item: 9e: Rocklands

Location: ROCKLANDS – Allisons Farm, 82 The Street

Proposal: Demolition of outbuilding and erection of dwelling

REFERENCE: 3PL/2019/0971/F

Applicant: Mrs J Woodroffe

Author: Tom Donnelly

Updated Assessment

Mineral Interests

Since the publishing of the agenda, additional trial excavation holes have been dug on site to establish the depth of surface water below ground level.

In order for infiltration systems such as soakaways to meet LLFA requirements, there must be a clearance of at least 1.2m between the base of the infiltration feature and the groundwater level.

The additional excavations that have taken place discovered that the location of the soakaway as indicated on ADM Architectural Dwg No. 687 – 20 Rev B does not achieve sufficient clearance between the base of the soakaway and the groundwater level.

On this basis, the advice of Plandescil is that the soakaway should not be situated in this location. Alternatively, it is recommended that the soakaways are situated elsewhere on the site where other trial holes that have been dug that indicate that sufficient clearance can be achieved.

It is on this basis that condition 11 is amended to remove reference to the drawing number and simply require the provision and retention of the soakaway.

Revised Conditions

Notwithstanding the details submitted, prior to any works above slab level a scheme for surface water drainage shall be submitted to and approved by the Local Planning Authority providing a minimum storage volume of 12.2m³ (30.5 sqm x 0.4m deep crates) in line with the submitted MicroDrainage Design Calculations, Plandescil Ltd, dated 15/11/19. Any such scheme approved shall be implemented prior to the first occupation of the dwelling and thereafter retained.

Reason for condition:

To ensure that the development satisfactorily deals with surface water drainage in accordance with Policy ENV09 of the Breckland Local Plan (Adopted) and the NPPF (2019).