

**SITE:** Land to the south of Martindale, Kingsland, Herefordshire  
**TYPE:** Discharge of Conditions  
**DESCRIPTION:** Application for approval of details reserved by conditions 10 11 14 15 & 16 attached to planning permission 162166  
**APPLICATION NO:** 180677  
**GRID REFERENCE:** OS 343592, 262068  
**APPLICANT:** Mr David Thomas  
**AGENT:** Mr Richard Lewis

This response builds on our previous comments dated 12<sup>th</sup> March 2018 following the submission of the following additional/amended information:

- Additional MicroDrainage Outputs for Plots 1 – 10 (dated 11<sup>th</sup> July 2018)
- Additional MicroDrainage Outputs for North & South sections
- Soakaway Test Results (dated 8<sup>th</sup> July 2016);
- Drainage Layout (Ref: C-003);
- Drainage Details (Ref: C-002);
- MicroDrainage Output (dated 30<sup>th</sup> January 2018).

The relevant conditions are as follows:

Condition 5:

Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system and to comply with Policy SD4 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

Condition 11:

Development shall not begin in relation to the provision of road and drainage infrastructure until the engineering details and specification of the proposed roads and highway drains have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details and completed prior to first occupation of the development hereby permitted.

Reason: To ensure an adequate and acceptable means of access is available before the dwelling or building is occupied and to conform with the requirements of Policy MT1 of Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

**Comments**

Condition 5: Previously discharged (12<sup>th</sup> March 2018)

Condition 11: We previously requested the following information (*please review out comments in red*):

- *Re-design of the porous paving using a more representative infiltration rate as mentioned above (*provided and approved*);*
- *Further calculations to demonstrate that the varying sizes of porous paving areas have been correctly designed to cope with the 1 in 100 + 40% climate change event (*provided and approved*);*
- *Clarification of how the sections of road serving less than 6 houses will be drained (*not provided. If permeable paving is proposed for the sections of road serving less than 6 houses, the Applicant should provide further detail of the construction of the permeable paving*);*

- Clarification of how the section of road serving all 10 houses (turning head) will be drained (the drainage layout demonstrates that the water from the section of road serving all 10 houses will be connected into the existing highway drainage system. The Applicant should consider installing a soakaway to serve the road in the land to the west of the site entrance. An easement will be required to facilitate maintenance (the soakaway would be adopted by Herefordshire Council );
- Clarification of the party responsible for maintenance and ownership of the drainage systems (not provided - The Applicant has not clarified the responsible party for the surface water drainage systems. We recommend that responsibility and maintenance for the individual systems lie with the respective homeowners).