

## The Town and Country Planning Act 1990

## APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION

To: Mrs Martha James On behalf of: Mr and Mrs Paul Roberts

63 School Green Road

Freshwater Isle of Wight PO40 9AT

Site: Mountfield Holiday Park, Norton Green, Freshwater, Isle of Wight, PO40 9RU

**Development:** Condition compliance application on 20/00779/FUL relating to condition 4 (drainage)

**LPA Ref No:** 22/01049/DIS

I refer to your correspondence/application received in this office with the appropriate fee on 13th June 2022, regarding details pursuant to conditions relating to the above application and site and has been considered by the Local Planning Authority as follows:

Condition: 5

You have submitted:

- o Micro drainage calculations
- o Drainage layout
- o QBar
- o Proposed impermeable areas
- o Drainage Statement (Received 05/10/2022)

In terms of the foul drainage, Southern Water has been consulted and has raised no objections to connecting but do raise that an approval for the connection to the public sewer should be submitted under Section 106 of the Water Industry Act (separate from this planning process).

In terms of surface water, the Highways Engineer has commented (on highway aspects only) and states that the Microdrainage calculations demonstrates that the surface water drainage system (Attenuation Tank 37.6m3) performs within design parameters under a 1:100-year storm event (+40% c/c) and is restricted via a hydroflow to a discharge of 3.2 l/s. Whilst the Highways Engineer states that it is unclear if this is below the greenfield run off rate for a 1:1 year storm, the minimum that would be allowed is 2.0 l/s to prevent blockage whereby the shown 3.2 l/s is circa the correct expected discharge rate for a development of this scale whereby the Highways Engineer is satisfied that no flooding would occur and can recommend for condition 4 to be discharged (in terms of highways).

The Council's Drainage Officer has reviewed the details and the subsequent Drainage Statement and has not raised an objection, however, they do note a concern based on their historical knowledge of the area and a previous flooding problem. This is that the drainage ditch which passes through the verge and below the driveways along Norton Green Rd varies in its capacity which may pose a low risk where flooding is concerned. The ditch is predominantly open however where it has been culverted it varies in size from 450mm in diameter to 200mm which could cause restrictions to the flow. This is only for the outfall on the surface water but the watercourse referred to and the ditch are connected which is why the issue of capacity is raised. It is also noted that the flooding problem referred to was only residual flooding to the highway and it didn't pose a threat to property. This does not impact on this planning condition and it is likely that this issue would be covered by the OWC.

As above, it is noted that OWC would likely be required (and as referred to within the submitted information) - this is separate from this discharge of conditions application.

As such, this condition is discharged provided development is carried out in accordance with the agreed details.

Date: 06.10.2022

**Oliver Boulter** 

Strategic Manager Planning & Infrastructure
Seaclose Offices Fairlee Road Newport Isle of Wight
PO30 2QS

This information is available in Braille, large print, tape and community languages from the above offices and Typetalk calls are welcome.