

TABLED UPDATE FOR ITEM 2.4: 18/500283/FULL – Land adjacent to Sheppey Academy East, Admirals Walk, Halfway

- KCC Ecology have commented on the submitted Reptile Mitigation Strategy as referred to in paragraph 8.20 of the report. However, they remain of the view that their concerns as previously raised in relation to the proposed receptor site have not been addressed. In response to this an updated Reptile Mitigation Strategy has been submitted to KCC Ecology and I await their comments. On the basis of this, I am seeking delegated authority to approve the application, subject to, amongst other things, no objection being raised by KCC Ecology.
- Members will note the comments of Southern Water set out in paragraph 6.07 of the report where it is stated that the development will need to provide additional local infrastructure and as such recommended a relevant condition which is included (condition 12). However, further to this, I have been made aware of a letter sent from Southern Water to the applicant on 15th November 2017, which pre-dates the Southern Water consultation response referred to in the report. This letter appears to contradict the consultation response and states the following:

“Further to your recent S98 Southern Water Application regarding the requisition of a foul water sewer at the above location, I am pleased to confirm that no additional upgrades will be required to the Southern Water Network.

Our Design Partner ETS have undertaken the hydraulic modelling analysis along with survey work and a site visit. The consequence of their analysis and work has concluded that there is no requirement to undertake improvements to the Southern Water network to accommodate the development flow from your site. The risk of detriment is believed to be sufficiently low that the developer can connect with no requirement for upgrading of the existing sewerage system.”

I have been in contact with Southern Water to clarify their position in light of the above and am currently awaiting a response which I am hopeful will be received by the meeting and will update Members accordingly.

- Paragraph 8.08 and 8.12 of the report set out that amendments to landscaping details have been requested. I have received an amended drawing which reflects the revisions which I suggested and as such am of the view that this is acceptable.
- Further letters of objections from 8 separate addresses have been received, seven of these are from addresses who responded to the initial consultation. In respect of the material planning issues raised, the responses are predominately related to highways, residential amenity, drainage and ecology. I believe that the comments received in respect of these issues do not raise any additional points further to those already set out (and summarised at paragraph 5.01) and addressed in the report. The possibility of unauthorised works on the site has also been referred to, however, as far as I am aware this relates to the demolition of a wall and some preliminary ecological works, neither of which would require planning

permission in their own right. Finally, there is concern that the 14 day re-consultation period was not long enough. However, as this re-consultation relates to a reduction in the proposed number of dwellings I am of the view that a 21 day consultation was not required in this case.

- Delegated authority is therefore sought to approve subject to no objection being raised by KCC Ecology and Southern Water, condition (2) being amended to refer to the new landscaping drawing, conditions as set out in the report and the signing of a suitably-worded Section 106 agreement.

- PG – 14th August 2018