

Tabled Paper for Planning Working Group Item – Marsh Bank, Old Ferry Road, Iwade

The drainage statement submitted with the application is again attached. Cesspools must be a minimum distance of 7 metres from occupied property, so the decision was taken to connect to cesspools immediately to the west of the application site. The position of these is clearly shown in figure 8. As you know, this land is also within the applicant's ownership and control. Most drainage systems for new development go off-site, usually to public sewerage systems and the only difference here is that this is a private system. It would of course, be subject to all Building Regulation and Environmental Health Regulations and requirements in any event.

This report also includes a flood risk assessment and surface water drainage strategy. This demonstrates that the site is not within a flood zone and can be adequately and appropriately drained for surface water.

At the site meeting, reference was also made to large numbers of affordable houses being provided through new development allocations in Iwade. However, Councillors will be aware that the Local Plan Modifications set these levels at only 10% for Iwade. Finally, it was not possible to view the wider site owned by my client due to the inclement weather conditions. The attached satellite view is within the Design & Access Statement and clearly shows the wider context of overall site activity.

I'd be grateful if this letter and attachments could be drawn to the attention of the Chairman and all Planning Committee Members, before the decision is made on 30th June.

Kind regards
Mick

