

Proposed Criteria for considering planning applications in the light of the Parish Council acceptance of the Sewage Report

In response to extensive, local consultation, the Community Plan for Staveley and Ings (July 2021) sets out a clear and urgent priority for the Parish Council to address the problem of the frequent failure of the waste water disposal system. This failure is clearly evident in the village during heavy and persistent rainfall as capacity is exceeded causing manholes to overflow. It results in foul water flooding onto private property, into roadways and rivers causing environmental pollution and a health and safety hazard. Overflow also occurs at all times of year from the Waste Water Treatment Works.

As a result of its commissioned report, the Parish Council has agreed a moratorium on future development until such time as proposals are adopted and plans agreed which will resolve this unacceptable situation.

The moratorium will apply to all applications for new build and change of use which are considered to pose an increased threat to the capacity and safe functioning of the waste water system serving the village of Staveley. It will include the impact of both increased foul water and surface water run-off and apply to both new residential and business/commercial development. It will not apply where the Council considers that there is a clearly identified demonstrable need or other exceptional circumstances.

It will not apply to house/business extensions, replacement of existing structures or minor additions, unless such applications are significantly more extensive than the original building or have a clear and substantial increase in planned occupancy. Nor will it apply where private foul drainage and surface water disposal systems (SuDs) are accommodated using ground infiltration within the site boundary.

Notes:

Exceptional circumstances:

Council would need to determine 'significant' and, as in law, it would be best left to precedent as cases were considered. It will be essential for Council to be consistent in its approach to this.

Demonstrable need:

As an example, 'demonstrable need' could be considered where there was a clear medical or social care reason for a new or extended property. Council should be careful not to micro-manage possibilities but for example, a 'granny flat' would seem to fit this demonstrable need. In normal circumstances an additional toilet or bathroom would not in themselves impact further on the waste water system.

Particular support:

While it is accepted that property extensions are likely to create faster surface water run-off from a building and such instances will have a cumulative effect, the difference may be considered small when compared to the original. However, applicants are encouraged to demonstrate that this has been taken into account. The disposal of roof or surface water run-off using sustainable systems such as ground infiltration will be encouraged for new build, particularly where the proposal includes the connection of existing property surface water drainage, thus reducing the load on existing piped drainage network.