

22/01/2026

Natalie Hewitt
C/o Hewitt & Carr Architects
Daisy Bank House
Cheadle
Staffordshire
ST10 1JE

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

Discharge of condition 6 relating to SMD/2025/0002
New Hill Farm Tickhill Lane Dilhorne Staffordshire ST10 2PL

Thank you for your application to discharge condition number 6 of planning approval reference SMD/2025/0002 for the change of use of an agricultural building to stables.

Condition 6 reads as follows;

6. Before the use hereby permitted commences, a written scheme for the disposal of foul and surface water drainage shall be submitted to and approved in writing by the local planning authority. No part of the development shall be brought into use until the drainage system has been constructed in accordance with the approved scheme. The approved scheme shall be maintained for the life of the approved development. Prior to being discharged into any watercourse, surface water sewer or soak away system, all surface water drainage from parking areas and hard standings shall be passed through an interceptor designed and constructed to have a capacity and details compatible with the site being drained.

Reason: To protect the amenity of the locality, especially for people living and/or working nearby and to prevent pollution of the water environment.

Having received a consultation response from Environmental Health, the **application to discharge condition number 6 is hereby refused** for the following reason.

Insufficient information and detail has been submitted to demonstrate satisfactory foul and surface water drainage. The application is therefore contrary to policies SD4 and DC1 of the Staffordshire Moorlands Local Plan.

If you wish to resubmit the application, Environmental Health have provided the following comments which should be considered as part of any resubmission.

Suitable, cleanable/maintainable drain interceptors are crucial for effective wastewater management and protecting public health and the environment. By filtering out pollutants, they

help maintain clean water sources and protect the ecosystem. Interceptors are required in this development to help prevent blockages and to capture and separate contaminants such as straw, hay, chippings, manure and other pollutants from wastewater before it enters and

contaminates the proposed soakaway system and thus the local environment. The current plan does not indicate the type and location of the interceptors.

- We advise that the plans are amended to include details and locations of the required interceptors.

In addition to the above any storm water, residue cleaning water or surface water runoff from the site should not be allowed to enter any pond, land drain or water course. If the storm water has been in contact with any pollutant, animal waste, residue cleaning water, car park run off or hard standing run off, even if it as run through an interceptor the water will still have chemical and/or bacterial contaminants within it and any pond, land drain or water course would become contaminated.

- We advise that any natural storm water from rainwater goods flowing into a pond, land drain or water course is in a sealed system so that no pollutant from animal waste, residue cleaning water, car park run off or hard standing can contaminate this water runoff.
- We advise that all storm water on site flows into the proposed soakaway system so that it flows into the natural subsoil and nature can take its natural cleansing course.

If you have any questions regarding the above please contact lisa.jackson@staffsmoorlands.gov.uk

Yours faithfully

X *B.J. Haywood*

Signed by: Ben Haywood

Head of Development Services