



**REPORT of
DIRECTOR OF PLACE, PLANNING AND GROWTH**
to
NORTH WESTERN AREA PLANNING COMMITTEE
9 SEPTEMBER

ADDENDUM

AGENDA ITEM NO. 5

Application Number	25/00421/FULM
Location	Rosedale, Lea Lane, Great Braxted, Witham, Essex, CM8 3ER
Proposal	S73A (retrospective) application for a change of use to create 12 additional Gypsy Traveller pitches including erection of a shared day room, formation of hardstanding and erection of outbuildings and provision of storage container.
Applicant	Mr Dooley
Agent	Ms Sarah Threlfall - TMA Chartered Surveyors
Target Decision Date	16.09.2027
Case Officer	Kie Farrell
Parish	Great Braxted
Reason for Referral to the Committee / Council	Member Call In

CONSULTATION RESPONSES

Following publication of the Committee Report, the applicant's agent provided updated versions of the Drainage Strategy seeking to resolve the SUDS Holding objection.

The most recent comments from the SUDS team were received on 3rd September as follows:

Having reviewed the updated drainage strategy dated 26/08/2026, we would raise the following comments:

- Whilst the LLFA welcomes the incorporation of permeable surfacing around the new pitches, only page 1 and page 2 of the calculations are provided and therefore we have been unable to assess whether sufficient storage is provided and the effectiveness of the permeable paving. Please can the complete calculations be provided for our review including the results for the 1yr, 30yr and 100yr plus 45% climate change storms.*
- Our previous point around water quality would still remain, as the runoff from the day room roof should be treated prior to entering the soakaway. A SuDS*

feature such as a filter drain, or a raingarden could be considered to convey and treat water before infiltration occurs.

- *Provision of groundwater levels, and as Made Ground is shown within the Trial Pit Logs, demonstration that no infiltration will take place above the made ground as infiltration should not occur on made ground.*

We are therefore not currently in a position to recommend approval subject to conditions.

On 4th September the applicant's agent provided a further updated Drainage Strategy (dated 4th September) along with the following comment:

"Philip Barton has made some further amendments to address the latest queries.

We are completely at a loss to understand why the LLFA Is not treating the day room – a structure ancillary to the occupation of the caravans – to the same standards as a house, nonetheless we have added rain gardens to the downpipes as suggested. An additional note has been added about the made ground and the missing pages are definitely on this version of the document."

This amended Drainage Strategy document (dated 4th September) was sent on to the SUDS team on 4th September for final comments, however the SUDS Officer dealing with the case is on leave until 10th September and therefore has been unable to review and provide comments on the Drainage Strategy document (4th September).

It is anticipated that the SUDS holding objection will be overcome following review of the amended Drainage Strategy document (dated 4th September) and that the SUDS team will then be able to recommend approval subject to conditions.

It is therefore proposed that the recommendation is amended to allow for the addition of any conditions subsequently recommended by the SUDS team as below:

RECOMMENDATION

APPROVE and delegate authority to the Director of Place, Planning and Growth to grant planning permission subject to the applicant entering into a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the planning obligations and subject to conditions as detailed in Section 8 **along with any conditions subsequently recommended by the SUDS team. The wording of the SUDS conditions shall require details to be submitted within 3 months of the date of the decision and shall include a timetable for implementation.**