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To: All Members of the **PLANNING APPLICATIONS COMMITTEE**

The following papers have been added to the agenda for the above meeting.

These planning updates were not available when the reports in the main agenda were originally prepared and supplement the information contained in those reports.

Yours sincerely

Damian Roberts

Chief Executive

PLANNING APPLICATIONS SUPPLEMENTARY INFORMATION

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3 November 2022		
Planning Applications Committee <u>Update</u>		
Item No.	App no. and site address	Report Recommendation
5	21/1176/FFU Solstrand, Station Road, Bagshot	GRANT subject to conditions
UPDATE		
<u>Additional Representations</u>		
<p>Four further letters of representation have been received raising an objection, summarised below:</p> <ul style="list-style-type: none"> • Concerns raised that the water issue on Bridge Road remains outstanding <i>[Officer comments: Addressed within Section (xxii) of the updated report - The drainage engineer has confirmed that this development would have no impact upon this existing issues and is completely unrelated to this scheme. Further rainwater on non-permeable surfaces is being retained by kerb edges, collected and then drained directly to the pump. Therefore, no drainage is towards Bridge Road.]</i> • At present the drainage information is only a strategy <i>[Officer comments: This is detailed strategy which would be secured via updated condition 18 should planning permission be granted]</i> • What fencing will be provided during construction <i>[Officer comments: Condition 10 has been amended to include (e) provision of boundary hoarding]</i> • What boundary treatment will be provided once the development is completed <i>[Officer comments: This is secured via condition 4]</i> • Concerns over retaining walls required for the access road and depth of drainage pipes <i>[Officer comments: If planning permission is granted the construction calculations will fall under building control regulations]</i> • Will neighbours be permitted to learn who the specialist maintenance company and managing agent will be <i>[Officer comments: Further details of the managing agent will be required to be submitted prior to occupation as required under amended condition 19 and this application would be within the public domain]</i> • Would it be possible to ask the works to commence no earlier than 0800 <i>[Officer comments: This is Control of Pollution Act 1974 and does not fall within the planning remit]</i> • What Community Infrastructure Levy will be paid on this development? <i>[Officer comments: This will be calculated by the CIL officer if planning permission is granted]</i> • Concerns intended to channel surface water directly into The Elms <i>[Officer comments: The surface water overflow is not being directed onto The Elms]</i> 		

- Concerns of the pump system and mixing surface water and foul [Officer comments: The LLFA have confirmed that the pump system is appropriate subject to safeguards and maintenance regime which forms part of the strategy. The foul and surface drainage systems will not mix - they are separate systems]
- No agreement has been sought from Thames Water for the discharge rate [Officer comments: The connection requires a separate application to Thames Water. This is not under the planning remit. The applicant has also confirmed due to the attenuation system design, the proposed discharge rate for the whole development is 5.0l/s on the basis of the 1 in 100 year event (plus climate change). The run-off rate for the existing dwelling was calculated to be 7.6l/s for only a 1 in 30 year event. There is therefore a proposed reduction in the rate of flow into the Thames Water system compared to the existing situation]

A response from the applicant has also been received in response to the additional objections received. This response is addressed above.

CONSULTATIONS

Lead Local Flood Authority

Summary of the LLFA response:

- The use of pumped systems to management surface water (SW) is less desirable than gravity discharge as a means of surface water disposal. However it is commonly used and, with the appropriate safeguards, maintenance regime and back-ups it can function well.
- This system has been designed to meet the requirements that we would expect from a major application and the requirements of the NPPF; that is to cope with a 1 in 100 year return period storm (+climate change allowance) and to have a suitable identified/designed exceedance route (i.e. directed away from dwellings, critical infrastructure and other vulnerable receptors) for storms greater than this.
- Directing runoff downhill away from vulnerable assets is a standard approach used but all efforts should be made to ensure that the route will not unduly increase nuisance to neighbours. In order to slow and reduce risk from exceedance flows a vegetated channel or filter drain could be considered. These details could be conditioned.

Officer comment: It is recommended that the wording to condition 18 be amended to address this (see below).

- The LLFA agree with the officer comments in the committee report paragraph (xvi): *“the drainage strategy would comply with the NPPF and PPG which states the requirements to comply with 1 in 100 year event (plus climate change). The proposal has been designed by accounting for surface water flooding likely to occur with a 1% annual probability (1 in 100 year event) and takes account of a 40% increase with climate change.”*

- Regarding the question of the requirement for the financial contribution to carry out downstream works to improve local flooding and negate possible impacts in the event of exceedance, the LLFA state that the requirement for this contribution isn't proven, however desirable the works would be to the wider community. There is a viable proposed drainage strategy in place that has suitable proposals to mitigate for the possible pump failure. The strategy for the development is not reliant on the offsite works to meet the NPPF. There is no proven increase in flood risk as it is difficult to show there is a high probability that:
 - a) The pump would be likely to fail; and,
 - b) That there would be sufficient rainfall at this time to cause the surface water exceedance route to be used; and,
 - c) That this water would then cause additional flooding at the point shown downstream.

- The LLFA agree with the points made by the planning officer in (xvii) to (xx) in that as the onsite works meet the NPPF requirements, the off-site works are unnecessary to meet these requirements.

Amended condition 10 (amendment in bold)

No development shall commence until a Construction Transport Management Plan, to include details of:

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) measures to prevent the deposit of materials on the highway

(e) provision of boundary hoarding

has been submitted to and approved in writing by the Local Planning Authority.

Only the approved details shall be implemented during the construction of the development.

Reason: In order that development does not prejudice highway safety nor cause inconvenience to other highway users and to promote sustainable forms of transport in accordance with Policies CP11 and DM11 of the Surrey Heath Core Strategy 2012 and National Planning Policy Framework

Amended condition 18 (amendment in bold)

(d) A plan showing exceedance flows (i.e rainfall greater than design events or during blockage) and how property on and off site will be protected. **This shall include a detailed plan of the design of the weir kerb between plots 2 and 3 to include a vegetated channel or filter drain.**

Item No.	App no. and site address	Report Recommendation
6	22/0655/FFU 17 Junction Road Lightwater	GRANT subject to conditions

NO UPDATE

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