

JOINT PLANNING COMMITTEE
21 FEBRUARY 2018
UPDATE SHEET

Correspondence received and matters arising following preparation of the agenda

Item B1

WA/2017/2142

LITTLE MEADOW, ALFOLD ROAD, CRANLEIGH

Responses from Consultees

Lead Local Flood Authority

Additional written comments have been received from the Lead Local Flood Authority confirming in writing that it raises no objection, subject to conditions.

Council's Leisure Service

Due to the uplift in the units only representing an increase of 14 dwellings, no additional contributions are requested.

Amended and additional conditions

- Amended condition 2, to reflect the revised garden layout plan, and is provided below for reference:

2. Condition

The plan numbers to which this permission relates are:

- 111602-BEL-SL-101 **B**
- 111602-BEL-SL-102 **C**
- 111602-BEL-SL-103 **B**
- 111602-BEL-SL-104 **B**
- 111602-BEL-SL-105 **C**
- 111602-BEL-SL-106 **A**
- 111602-BEL-SL-107 **B**
- 111602-PER01
- 111602-PER02 **A**
- 111602-SS01 **A3E Street Scene 01**
- 111602-SS02 **A3E Street Scene 02 B**
- 111602-SS03 **A3E Street Scene 03 A**
- **PRIVATE HOUSES**

- 111602-H111-E1
- 111602-H111-E2
- 111602-H111-P1 A3 Proposed Floor Plans
- 111602-H220-E1 A3 Proposed Elevations
- 111602-H220-E2 A3 Proposed Elevations
- 111602-H220-E3 A3 Proposed Elevations
- 111602-H220-P1 A3 Proposed Floor Plans
- 111602-H220-P2 A3 Proposed Floor Plans
- 111602-H220-E4
- 111602-H220-P3
- 111602-H225-E1 A3 Proposed Elevations
- 111602-H225-E2 A3 Proposed Elevations
- 111602-H225-P1 A3 Proposed Floor Plans
- 111602-H316-1-E1 A3 Proposed Elevations
- 111602-H316-1-P1 A3 Proposed Floorplans
- 111602-H316-2-E1
- 111602-H316-2-P1
- 111602-H316-2-E2
- 111602-H316-2-P2
- 111602-H316-3-E1
- 111602-H316-3-P1
- 111602-H316-3-E2
- 111602-H316-3-P2
- 111602-H324-E1A
- 111602-H324-P1A
- 111602-H324-E2
- 111602-H324-P2
- 111602-H324-E3
- 111602-H324-P3

- 111602-H421-E1
- 111602-H421-E2
- 111602-H421-P1

- 111602-H422-E1
- 111602-H422-P1
- 111602-H422-E2

- 111602-H432-E1A
- 111602-H432-P1A
- 111602-H432-E2
- 111602-H432-P2

- 111602-H531-E2A
- 111602-H531-P2A

- 111602-20-E1A
- 111602-20-P1A

- 111602-20-E2
- 111602-20-P2

- 111602-30-E1A
- 111602-30-E2A
- 111602-30-P1A
- 111602-30-E4
- 111602-30-P3
- 111602-30-E5
- 111602-30-P4

- 111602-40-E1
- 111602-40-P1

- 111602-B1-E1
- 111602-B1-E2
- 111602-B1-E3
- 111602-B1-E4
- 111602-B1-P1B
- 111602-B1-P2B

- 111602-B2-E1A
- 111602-B2-E2A
- 111602-B2-E3A
- 111602-B2-E4A
- 111602-B2-P1A
- 111602-B2-P2A
- 111602-B2-P3A

- 111602-GAR-01A
- 111602-GAR-02A
- 111602-GAR-03A
- 111602-GAR-05A
- 111602-GAR-06A
- 111602-GAR-07
- 111602-CP01
- 111602-BS01
- 111602-CS01

- 2716-LA-06-P1
- 2716-LA-07-P1
- 2716-LA-08-P1
- 2716-LA-09-P1
- 2716-PP-04-P1
- 2716-PP-05-P1
- 2716-PP-06-P1

- Revised SuDS conditions have been suggested following receipt of the latest Lead Local Flood Authority response. It is suggested that condition 13 be amended to include some additional elements and that conditions 14 and 16 be amended to include a compliance element:

Condition 13

Original:

Condition

Notwithstanding the details of the submitted SuDS strategy, before the commencement of the construction of the development hereby approved, the following details must be submitted to and approved in writing by the Local Planning Authority:

- o Full design calculations for the 1 in 1, 1 in 30 and 1 in 100 year + Climate Change storm events
- o Calculations showing the required storage volume for the 100 year 6 hour storm event and evidence that all storm waters will be catered for
- o Confirmation of the storage capacity within the pond
 - o Details of the drainage strategy including evidence of the structural integrity of soakaway units

Once approved the development shall thereafter be carried out in strict accordance with those approved details

Revised:

Notwithstanding the details of the submitted SuDS strategy, the development hereby permitted shall not commence until details of the design of a surface water drainage scheme have been submitted to and approved in writing by the planning authority. Those details shall include:

- a) A design that satisfies the SuDS Hierarchy and that is compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS.
- b) Evidence that the proposed solution will effectively manage the 1 in 30 & 1 in 100 (+CC% allowance for climate change storm events, during all stages of the development (Pre, Post and during), associated discharge rates and storages volumes shall be provided using a Greenfield discharge rate of 5.8 l/s, as described in the FRA Appendix E, (or otherwise as agreed by the LPA).

- c) Detailed drawings to include: a finalised drainage layout detailing the location of SuDS elements, pipe diameters, levels, details of how SuDS elements will be protected from root damage and displacement due to flotation and long and cross sections of each SuDS element including details of any flow restrictions and how they will be protected from blockage.
- d) Appropriate calculations to the elements above showing how the national SuDS standards have been met
- e) Detailed drawings of design and layout including evidence of the structural integrity of soakaway units

Once approved the development shall be completed at all times in accordance with the approved details.

Reason

To ensure that the development will drain and has sufficient storage capacity onsite to accommodate the 100 year 6 hour storm event in accordance with Section 10 of the NPPF 2012 and the NPPG. This is a pre-commencement condition as the matter goes to the heart of the permission.

Condition 14

Before the commencement of the construction of the dwellings hereby approved, details of how the Sustainable Drainage System will cater for system failure or exceedance events, both on and offsite, must be submitted to and approved by the Local Planning Authority. **Once approved the development shall be completed at all times in accordance with the approved details.**

Reason

To ensure that the proposal has fully considered system failure to ensure flood risk is not increased on or offsite in accordance with Section 10 of the NPPF 2012 and NPPG. This is a pre-commencement condition as the matter goes to the heart of the permission.

Condition 16

Prior to construction of the development hereby approved, details of the proposed maintenance regimes for each of the SuDS elements must be submitted to and approved by the Local Planning Authority. **Once approved the development shall be maintained at all times in accordance with the submitted details.**

Reason

To ensure that the construction works do not compromise the functioning of the agreed Sustainable Drainage System in accordance with Section 10 of the NPPF 2012 and the NPPG.

- An additional condition is also requested to ensure compliance with the Flood Risk Assessment:

Condition 38

The development hereby approved shall be completed at all times in accordance with the recommendations of the Flood Risk Assessment by Ardent Consulting Engineers dated October 2017, which includes all finished floor levels being positioned a minimum of 600mm above the flood level of 48.26 AOD or 150mm above surrounding finished levels whichever is the higher.

Reason

To ensure that the development does not give rise to increased flood risk, to accord with the objectives of section 10 of the NPPF and guidance contained in the NPPG.

Amendment to report

Clarification has been received on the Heads of Terms. The Council's Leisure Service has confirmed that there are no additional contributions sought for the uplift of 14 units.

It has been confirmed that the 14 units would generate an additional contribution of £2,162.00 towards public realm improvement projects. The monies identified would be spent on the Centenary Gardens in Cranleigh.

The heads of terms should therefore be amended to as set out below, all contributions are in addition to the contributions already secured under the 75 unit scheme:

Highways:

- £17,800 Travel Vouchers (to be secured as a £2,800 uplift)
- £326,808 Elmbridge Road Safety and Capacity Improvements (to be secured as a £51,408 uplift)
- £42,485 Downs Link (Public Bridleway No. 566) Surfacing and Lighting Improvements (to be secured as a £6,683 uplift)
- Section 278 works
 - Construction of the vehicular access to Alfold Road in accordance with the approved plans and subject to the Highway Authority's technical and safety requirements.

- Construction a new footway on Alfold Road
- Implementation of the 30mph speed limit on Alfold Road

Environmental Enhancements

- £2,143 - Towards projects identified at Centenary Gardens.
- £2,619 – Towards provision of recycling containers

Education:

- £59,901 – Early Years Contribution
- £257,400 - Primary Education (to be secured as a £109,961 uplift)

Affordable Housing:

- 36% on site provision mix to be detailed within the 106 agreement
- 50:50 split between affordable rent and shared ownership

Other

- Provision, management and maintenance of SuDS, public amenity space and LEAP.
- Pages 4 and 11 include the proposed site layout drawing. This should be updated to be the amended drawing which shows adjustments to garden arrangements. The amended drawing is provided below to assist:



Revised Recommendation

Revised Recommendation A

That, subject to amended Conditions 2, 13, 14, 16 and 38 above, and conditions 1, 3 to 12, 15 and 17 to 37 in the Officer's report, and subject to the completion of a S106 agreement to secure 36% affordable housing, an appropriate uplift in infrastructure contributions towards Highways, Education and environmental improvement contributions along with management and maintenance of play space, open space and SuDS (along with securing all contributions already agreed under WA/2015/0478), permission be GRANTED.

Recommendation B

Remains as set out on page 47 of the Agenda.
