

JOINT PLANNING COMMITTEE
UPDATE SHEET – 5 OCTOBER 2017

Correspondence received and matters arising following preparation of the agenda

WA/2016/1921

LAND SOUTH OF ELMBRIDGE ROAD, CRANLEIGH

Additional information

Additional information has been supplied by the applicant in relation to the level of the bridge, in response to the photographs provided showing flooding in the area. This was forwarded to the Environment Agency, and its response has been provided below.

Responses from Consultees

Environment Agency

Further e-mail received 03.10.2017 which states the following:

Our position with regards to the proposed development at South of Elmbridge Road, Cranleigh is set out in our letter dated 7 September 2017, our reference WA/2016/123008/02. This position is based on the best available information including the revised Flood Risk Assessment (FRA) reference CCE/S401/FRA-04 dated August 2017 submitted to support this planning application.

The photos submitted by the Cranleigh Society and Mr Jeacock seem to support what the detailed flood modelling shows to be the existing flood risk at Elmbridge Road.

The applicant has run a site specific fluvial flood model and no built development or storage of any materials (including soils) will be located within the areas of the site at higher risk of flooding. This will ensure that there will be no increased risk of flooding to other land/properties due to impedance of flood flows and/or reduction of flood storage capacity.

Amendment to conditions

The applicant has requested a change to a number of conditions. Officers consider it appropriate to amend the following conditions within the recommendation:

- Amendment to condition 6 is requested to make the condition prior to commencement of development above ground. Furthermore, the applicant has requested that the condition be for electric vehicle charging points rather than rapid vehicle charging points. Officers consider the request to be a reasonable in accordance with the conditions guidance contained within the NPPG, and have amended the condition as set out below:

6. Condition

Prior to first occupation a scheme for providing the following measures has been submitted to and approved in writing by the Local Planning Authority for:

- (a) The secure parking of bicycles within the development site
- (b) Electric Vehicle Charging Units available for use by all residents, with the specification to be agreed in writing with the local planning authority.
- (c) Travel plan welcome packs to include information relating to the availability of and whereabouts of local public transport, walking, cycling, car clubs, local shops, schools and community facilities. Thereafter the said approved facilities and the Travel Plan Welcome Pack shall be provided prior to first occupation of the development and retained and maintained to the satisfaction of the Local Planning Authority.

Reason

In the interests of parking, access and highway safety, to accord with the objectives of Policy M2, M4 and M14 of the Waverley Borough Council Local Plan. This pre commencement condition goes to the heart of the permission.

- Removal of condition 9. This condition was requested by the Local Lead Flood Authority (LLFA). The applicant has confirmed that this information is already contained within their Ecological Impact Assessment. Officers have reviewed the documentation again and are satisfied that condition 9 is no longer required and should be deleted.
- Condition 10 should require the finished floor levels to be 600mm above the 1:1000 year flood event rather than 300mm above the 1:1000 year event plus climate change. This has been confirmed by the LLFA to be correct. The alteration to this condition also means an amendment to the wording of the condition as referenced on page 46 of the report. The revised condition 10 is set out below:

10. The finished floor level (FFL) of the buildings shall be set a minimum of whichever is higher of the following:
 - 300mm above the general ground level of the site
 - 600mm above the 1:1000 year flood level.

and shall be retained as such at all times in accordance with the above.

- Alteration to condition 12. The applicant has requested that condition 12 which relates to the verification report be phased:

12. Condition

Prior to the first occupation of the development, a verification report shall be carried out by a qualified drainage engineer must be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme. The verification report shall include details of the phased implementation of the proposed SuDS scheme.

Reason

To ensure that the Sustainable Drainage System is constructed as proposed.

Amendment to report

The 5th paragraph on page 46 should be updated to reflect the fact that the applicant's modelling does move the SuDS outside of Flood Zones 2 and 3, the amended paragraph should read as follows:

The application as originally submitted showed the SuDS being located within Flood Zone 3 (the 1:1000 year Flood Zone). The Local Lead Flood Authority has reviewed the information and raised no objection to the approach, notwithstanding that point the applicant has now undertaken more extensive modelling of the Flood Zones and has demonstrated that the SuDS would now be outside of Flood Zones 2 and 3. The LLFA has scrutinised the range of SuDS proposed and is satisfied that an appropriate scheme could be achieved for dealing with surface water from the development via condition, should the application be approved.

Revised Recommendation A

Subject to amended Condition 6, 10 and 12, and conditions 1 to 5, 7, 8, 11 and 13 to 24 in the Officer's report, and subject to the completion of a S106 agreement to secure 30% affordable housing, infrastructure contributions towards off site highways improvements, leisure contributions, environmental improvement contributions, early years and primary education contributions and the provision, management and maintenance of play space, open space and SuDS within 6 months of the date of the Committee resolution to grant permission, permission be GRANTED

Recommendation B

Remains as set out on page 45 of the Agenda.
