

JOINT PLANNING COMMITTEE
UPDATE SHEET
17 June 2015

Correspondence received and matters arising following preparation of the agenda

Item A1

WA/2014/1330

Land at Furze Lane, Godalming

Amendments to the report

There is an amendment to page 46 of the agenda under affordable housing which had originally referenced Haslemere within the agenda and now should reference Godalming. The report should read as follows:

- Waverley is an area of high housing need and there is a shortage of affordable housing to meet this need. The Draft West Surrey SHMA 2014 demonstrates a need for 337 additional affordable homes to be delivered in Waverley each year.
- The Draft SHMA 2013 provides a breakdown of housing need by sub-area and demonstrates a need for 64 additional affordable homes per year in Godalming.
- As at 20.04.2015, there are 1545 households registered on the Council's Housing Register who are unable to access housing to meet their needs in the market, shown in the table below. This demonstrates a borough wide need and a local demand for affordable housing in Godalming.

	1bed	2bed	3bed	TOTAL
No of applicants on WBC's Housing Register	946	436	163	1545
No of applicants on WBC's Housing Register applying from Godalming	115	78	21	214

Waverley Housing Register 20 April 2015

Responses from Consultees

The Lead Local Flood Authority has reviewed the flooding information produced by the applicant's engineers and responds as follows:

- The Lead Local Flood Authority (LLFA) accepts for an outline scheme that the analysis is based on a desktop base approach and the theoretical consideration of the ground conditions. However, the LLFA advises that if the scheme were to be granted planning permission, then site infiltration tests should be undertaken in order to confirm the validity of the drainage hierarchy.
- The greenfield runoff rate has been calculated to be lower than the proposed discharge rate. In line with requirements of the Technical Standards, we would advise that discharge is limited to greenfield runoff rates; there are proprietary systems widely available on the market that would enable this to be achieved.
- Subject to the discharge rate being achieved, then the volume to be controlled on site would differ from the estimates. The LLFA would need to see evidence, at final design stage, on how the storage volume would be achieved.
- The LLFA advises that no information has been provided to cater for exceedance of the drainage system - exceedance could either be when the design storm return period is exceeded or the system were to fail due to blockages or lack of appropriate maintenance.
- The LLFA notes the proposal to appoint a private maintenance company to undertake the maintenance.
- As per instructions on the pro-forma, where there is proposed to be multiple ownership / responsibility for maintenance, those should be clearly identified on a layout drawing. Where there is any third party involved, we would advise that evidence of same agreement is provided.
- There was no information provided for the construction phase drainage requirements.

A revised condition has therefore been included below which covers the issues raised above with regards to surface water run-off and infiltration. The LLFA has confirmed that capturing these matters by condition is the appropriate means of addressing these issues.

The Council's flooding consultant (RPS) have commented on the applicant's information with regards to the likely surface water run-off rates from the scheme. Their comments are as follows:

- The proposed discharge rate of 5 litres/second is standard practice, as a discharge rate lower than this could result in problems with blockages of the system and therefore surcharging (flooding). 5 litres / second is generally accepted as the practical minimum discharge rate and is widely used. The additional flows in the watercourse associated with a discharge rate of 5l/s rather than 0.9l/s would be negligible.

Heads of Terms

Contributions which meet the CIL Regulations are only justified and will only be sought towards the following infrastructure improvements which will consist of primary education, equipped and casual play space, recycling and transport (outside town centre)

Additional representations

Since the 21st April 2015 Joint Planning Committee meeting there have been an additional 8 letters of objection on the following grounds:

- The existing drainage culvert near Tilthams Corner Road will be unable to accept the extra water the proposed development will create.
- The proposal would increase the flow rate into the adjacent watercourse by 500%.
- Neighbouring properties in Tilthams Green, Tilthams Corner Road and Tilthams House as well as nearby industrial and commercial premises are in danger of flooding if surface water is permitted to increase.

Amendment to conditions/informatives

There is an amendment to Condition 21, which should read as follows:

Condition:

Development shall not commence until full details of the proposed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The proposed drainage scheme must include full details to attenuate the flow of surface water into the existing watercourse at a rate no greater than the existing field run-off rate.

Winter groundwater monitoring to establish highest annual ground water levels and Percolation testing to BRE 365, or similar approved, shall be required to support the design of any infiltration drainage and the size/depth of the underground attenuation basins proposed.

No building shall be occupied until the complete surface water drainage system serving the development site has been implemented in accordance with the agreed details.

Reason:

In order to prevent the increased risk of flooding and to improve and protect water quality both on the site and elsewhere, in accordance with Policy D1 of the Waverley Borough Local Plan 2002 and paragraph 103 of the NPPF.

Additional Officers' comments

Officers would like to bring to Members a couple of relevant appeal decisions from other authorities, which raise doubt as to whether a sequential test would be required given that the proposals would be wholly located within Flood Zone 1. These appeals (copies are attached) are Lemonford Caravan Park, Newton Abbot (APP/P1133/A/13/2209715) and Land east of East Delph, Cambridgeshire (APP/D0515/A/14/2210915).

In response to the objections raised, Members' attention are advised that the scheme would not result in additional surface water over and above that at present being discharged into the drainage ditch. It is only the speed at which it would be discharged into the ditch that could be altered. The revised Condition 21 will ensure that the Council will be able to agree an appropriate run-off rate.

Revised Recommendation

That, subject to the completion of a S106 agreement to secure the provision of 40% affordable housing, highway and transport improvements and infrastructure including primary education, play space, open space and recycling and for the setting up of a Management Company to manage open spaces and the SuDS scheme and subject to conditions 1 – 33, **amended condition 21** and informatives 1-16 on pages 74 – 88 of the agenda, permission be GRANTED.