

AREA PLANNING COMMITTEE
UPDATE SHEET

Correspondence received and matters arising following preparation of the agenda

Item

WA/2015/1754

Land at 106 and Chantreys Bungalow and land to the South West of Horsham Road, Cranleigh

Update to the report

At the end of page 33, the latest figures suggest that the Borough has a housing land supply of 3.97 years.

Additional representations

4 additional letters of objection have been received which reiterate previously expressed concerns in relation to inadequacy of roads to sustain more traffic; overstretched infrastructure of schools and medical services; flooding issues; and loss of green field, agricultural land.

Additional comments from the applicant/agent

A Briefing Note has been submitted which addresses concerns of residents in relation to flooding. The briefing note indicates that the site is currently an unmanaged field with open ditches and consequently surface water is not being dealt with effectively. During heavy rainfall the field run off has historically spilled into the ditch along the northern boundary of the site and backed up into gardens when the ditch has reached capacity.

The proposed development would introduce a network of sustainable drainage features including landscaped basins and swales (shallow ditches) to hold water, which would be released at a much slower controlled rate into the brook downstream of Fortune Drive and not enter the ditch on the boundary at all, thereby directing water away from existing residents. The features which would be installed would accommodate a 1 in 100 year statistical event with a further 30% allowance for climate change. The proposed development would adopt SuDS principles to manage water runoff in terms of roofs and paving draining to underground storage tanks or landscaped SuDS

Amendment to conditions/informatives

Condition No 3: 3rd line, after 'new links' to add 'to be in accordance with Plan Nos SK 21325-22 and SK 21325-23'

Condition No 25: Plan nos SK 21316-11 and SK 21316-12 shall be omitted; and after SK21325-16 to add '(only in relation to swept path analysis)'

Revised Recommendation

That subject to the completion of a S106 agreement to secure: the provision of 40% affordable housing and the provision of Local Equipped Area of Play, highway and transport improvements; footpath improvements; infrastructure including education and environmental improvements, and the setting up of a Management Company to manage open spaces, the play area and SuDS scheme, and subject to conditions 1-25 as set out on pages 69 – 78 of the agenda **and the amended conditions on the update sheet** and informatives 1-19 on pages 78 – 81 of the agenda, that permission be GRANTED.
