

# **PLANNING COMMITTEE**

**20<sup>th</sup> February 2019**

THE FOLLOWING ALTERATIONS AND AMENDMENTS HAVE BEEN  
RECEIVED SINCE THE PLANNING OFFICER'S REPORT WAS  
PRESENTED TO MEMBERS

**Update – Withdrawn from Agenda**

The application has been withdrawn from the Planning Committee as the Section 106 has now been completed before the time limit of 1<sup>st</sup> March 2019 as set by the recommendation agreed at the 5<sup>th</sup> September 2018 Committee. The satisfactory completion of the Section 106 agreement to secure financial contributions towards Affordable Housing, Transport, Education and Leisure and preclusion on future residents obtaining parking permits was completed on 13<sup>th</sup> February 2019. No minor changes were required and the conditions were finalised and pre-commencement conditions agreed by the agent. Outline planning permission, subject to conditions was granted on 15<sup>th</sup> February 2019.

There has been an update to Section 16 which refers to the conditions and informatives.

Following consultation with the Local Lead Flood Authority, a new condition (Condition 5) has been included with regard to sustainable drainage, this is stated below:

Condition 5 - surface water drainage:

No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall include:

- a) Full results of the proposed drainage system modelling for the 1 in 1, 1 in 30 and 1 in 100 storm events plus climate change , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep (if applicable);
- b) Information evidencing that the correct level of water treatment exists in the system in accordance with the Ciria SuDS Manual C753
- c) Where infiltration is used for drainage, evidence that a suitable number of infiltration tests have been completed. These need to be across the whole site; within different geologies and to a similar depth to the proposed infiltration devices. Tests must be completed according to the BRE 365 method or another recognised method including British Standard BS 5930: 2015
- d) Where infiltration is not used existing and proposed greenfield and brownfield run-off rate and volume calculations are to be provided, proposed calculations are to have an allowance for climate change included. Existing flows rates are not to be exceeded.
- e) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe and manhole reference numbers;
- f) Full details of the proposed SuDS features and any flow control measures;
- g) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants.
- h) Maintenance regimes of the entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element. Evidence that those responsible/adopting bodies are in discussion with the developer.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development, in accordance with Core Policy 8 of the Adopted Core Strategy (2008) and National Planning Policy Framework, 2018.

There has been a correction to condition 2 – Drawing Numbers, refer to below :

a) should read drawing No. 1120B; Dated **07.01.19**; Rec'd 07/01/19.

As a condition has been recommended by the Local Lead Flood Authority and no objections have been received. Furthermore, the conditions have been agreed in writing with the applicant and as such there is now a change to the recommendation.

#### **CHANGE TO RECOMMENDATION**

Having considered the relevant policies and comments that have been received from consultees and neighbouring occupiers, and all other relevant material considerations it is recommended the application be delegated to the Planning Manager for approval, subject to finalising and agreeing conditions; and any other minor changes.

Following consultation with the Local Lead Flood Authority, the wording of Condition 4 - sustainable drainage, has been updated, please refer below:

No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall include:

- a. Full results of the proposed drainage system modelling for the 1 in 1, 1 in 30 and 1 in 100 storm events plus climate change, inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep (if applicable);
- b. Information evidencing that the correct level of water treatment exists in the system in accordance with the Ciria SuDS Manual C753
- c. Where infiltration is used for drainage, evidence that a suitable number of infiltration tests have been completed. These need to be across the whole site; within different geologies and to a similar depth to the proposed infiltration devices. Tests must be completed according to the BRE 365 method or another recognised method including British Standard BS 5930: 2015
- d. Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe and manhole reference numbers;
- e. Full details of the proposed SuDS features and any flow control measures;
- f. Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants.
- g. Maintenance regimes of the entire surface water drainage system including individual SuDS features, including a plan illustrating the organisation responsible for each element. Evidence that those responsible/adopting bodies are in discussion with the developer.

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no flood risk on or off site resulting from the proposed development, in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and National Planning Policy Framework, 2018.

As such, there is a change to the recommendation which omits reference to the Local Lead Flood Authority.

## **CHANGE TO RECOMMENDATION**

Having considered the relevant policies and comments that have been received from consultees and neighbouring occupiers, and all other relevant material considerations it is recommended the application be delegated to the Planning Manager for approval, subject to finalising and agreeing conditions; and any other minor changes.