

PLANNING COMMITTEE

9th SEPTEMBER 2015

REPORT OF HEAD OF PLANNING SERVICES

LAND AT TANWORTH LANE, CHESWICK GREEN–

Ref: PL/2015/50871/DIS

Purpose of Report

Application 2014/1163 relates to an outline approval for residential development of up to 220 dwellings with access, associated open space, infrastructure and parking provision (access unreserved).

The purpose of this report is to seek approval for the full/ part discharge of conditions 8, 13, 14, 16 and 17 and 28 of application 2014/1163 (Ref: PL/2014/01985/OLM), relating to drainage in respect of planning permission 2014/1163 relating to an outline approval for residential development of up to 220 dwellings with access, associated open space, infrastructure and parking provision (access unreserved) at Land at Tanworth Lane, Cheswick Green. Specifically, below are the details of the conditions.

- Condition 8 – Relating to schedule of trees to be removed – **full discharge**
- Condition 13 – relating to an approved Surface Water Drainage Scheme for the site – **part discharge**
- Condition 14 – relating to flood betterment works proposed within the approved Flood Risk Assessment (FRA) and Addendum reports – **full discharge**
- Condition 16 – relating to design and construction of wetland and attenuation areas – **part discharge relating to engineering details only**
- Condition 17 – relating to provision and management of buffer zone to the watercourse and woodland – **full discharge**
- Condition 28 – relating to landscape and ecology management – **full discharge.**

The above conditions relate to drainage, landscape and ecology

Matters for Consideration

Planning application 2014/1163 for the above development was reported to your Planning Committee meeting on 24th November 2014 where full planning permission was granted subject to conditions.

The application site is outlined within the Environment Agencies Flood Map as falling within flood zones 1, 2 and 3 (i.e. ranging from low to high probability of flooding). The majority of the site falls within flood zone 1, however the part of the site which falls within the catchment to Mount Brook and is considered by residents to be very sensitive to flooding. These concerns were analysed in detail at the application stage and a Flood Risk Assessment and Hydraulic model were produced to assess the impact of the proposal on flooding in the area.

Having reviewed the findings of these detailed reports the Environment Agency and the Council's Drainage Engineers raised no objection to the proposal, subject to conditions.

In approving the application, Members noted the findings of the above reports, but requested that the drainage related conditions be reported back to Members for final determination.

Flood Risk and Drainage Strategy

A key aspect of the proposed development is the creation of new storage areas to accommodate greater volumes of water which arise from the Mount Brook in times of flood. This flood alleviation strategy was outlined in the Flood Risk Assessment which was prepared to inform the outline planning application.

Mount Brook forms the eastern boundary of the development site. The proposed housing development layout has been planned to ensure that all residential units and surface water attenuation basins are located within Flood Zone 1; outside of any area of flood risk. As a result it is intended that, safe flood-free access and egress is achieved on site via connections to and from Coppice Walk and Tanworth Lane.

The development proposals have also sought to incorporate flood improvement works which would reduce flood risk to the existing, adjacent residential areas. This is achieved through the following measures:

1. The reduction in peak runoff rates from the site to average annual runoff rates for all events up to and including the extreme 100-year plus climate change design event;
2. The inclusion of a bund in the woodland along the southern boundary of the site to remove overland flood flow routes to those existing properties to the immediate south of the development. Such overland flow routes will already be significantly reduced through the introduction of the on-site formal surface water drainage system; and
3. The inclusion of floodplain improvement works to the Mount Brook to provide betterment to existing properties to the east of the development site. These works are described in further detail as follows.

The proposed Mount Brook floodplain improvement works consist of the formation of three new flood water storage basins, an upper, middle and lower basin (BWB drawing 'BMW/2147/W100 P9' refers)

The upper basin is located towards the north-eastern extent of the site and is split into two parts around an existing foul sewer easement. Works are proposed by Bloor Homes to lower the top of the bank of the watercourse on the development side (i.e. the western side) alongside this upper basin in order to direct flood flows into the new floodplain basins as a preferential flow route. It is this mechanism that provides the key betterment to the existing properties; by changing the preferential flow route of flood water away from the existing properties and into the new floodplain basins on the proposed development site.

The middle and lower basins are connected to the upper basin in turn through 600mm diameter piped connections that are sized to ensure that the floodplain basins engage (or fill) to their maximum potential. The final outfall from the new floodplain basins back into the Mount Brook is from the southern point of the Lower basin via a 300mm diameter piped outfall.

The design of the floodplain improvement works has been progressed in line with the concept scheme which formed part of the outline planning consent. However, further

testing of alternative and extended flood alleviation options has also been undertaken since outline planning consent was obtained, though this has confirmed to the applicant that the consented scheme provides the greatest overall betterment. The only minor variations to the concept scheme and the submitted design drawings are the inclusion of access ramps to the basins to allow access to these features for future maintenance; and to provide the Environment Agency (EA) with continuous access.

There is also a minor variation to the geometry of the middle basin in order to accommodate the root protection area of an existing, mature Crack Willow tree. This change arose, following consultation of the Parish Council and local residents, by the applicant, on the proposed Flood Alleviation Strategy, in May 2015. As a result of comments received from neighbours to the east of the Mount Brook, several trees formerly identified for removal will now be retained by Bloor Homes. Whilst this has resulted in a minor adjustment to the engineering works proposed to the west bank of Mount Brook, the overall flood alleviation strategy has not been compromised.

A detailed Landscape & Ecological Management Plan and Arboricultural Assessment have also been prepared in coordination with the detailed design drawings for the flood alleviation works. These reports have been submitted as part of the application to discharge the 'drainage conditions' and form part of the parallel Flood Defence Consent application to the EA.

Finally, it is to be noted that full details of the on-site surface water drainage strategy are to be provided to the Council at a later stage, as individual phases of the housing development come forward. In this respect it is understood that the applicants intend to submit a reserved matters application for Phase 1 development in the near future.

Consultation Responses

Environment Agency and SMBC

Drainage (WSP)(Joint Response):

Supportive of the part discharge of conditions 13 and 16 and the full discharge of conditions 8, 14, 17 and 28.

Severn Trent:

Note that this application seeks only to part discharge the surface water related drainage condition (No.13). Full discharge will be further considered when both the foul and surface water plans are available (i.e. under Phases 1 and 2).

SMBC Landscape Officer:

No objection.

SMBC Ecology Officer:

Supports the full discharge of condition 17 and 28 and part discharge of condition 16. Full discharge of condition 16 will not be granted until further information in relation to the protection of the woodlands' water source has been provided.

RECOMMENDATION

Condition nos. 13 and 16 be part discharged and conditions 8, 14, 17 and 28 be fully discharged in relation to planning permission 2014/1163.