

ADDENDUM

MEETING OF THE PLANNING COMMITTEE

WEDNESDAY 6th APRIL 2022

ITEM NO: 5

PLANNING APPLICATION: 21/02724/F - Land At Laburnum And Branscombe 50 Haroldslea Drive Horley Surrey RH6 9DU

In seeking to respond to the concerns raised regarding flooding and drainage, the applicant has provided a summary note of the situation and proposals which is included at **Appendix A**.

They have offered to further improve the situation by reducing the run-off rate to the north from 2.3 litres per second as is considered acceptable in planning terms, down to 1 litres per second which is a significant improvement upon the existing. Condition 14 is therefore update to reflect this.

They have also offered to include within the Section 106 Agreement a contribution of £16,000 towards a Surface Water Management Plan and Local Flood Risk Management Strategy covering the catchment of Haroldslea Drive and the surroundings. This could be used by the Lead Local Flood Authority to fund investigations and/or remedial works and actions to address the existing flooding issues for the benefit of the surrounding community.

The County drainage engineer has confirmed that even without these changes the proposed development would reduce existing run-off from the site and these proposed additional measures will help mitigate surface water flooding still further.

The recommendation is therefore updated as follows:

RECOMMENDATION(S)

Subject to the completion of all documentation required to create a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended to secure:

- (i) 12 units of affordable housing in the following tenure mix
 - Reigate Living Rent – 8 units – 2 x 2B houses, 2 x 3B houses and 4 x 1B apartments
 - Shared Ownership OR First Homes – 4 x 2B apartments
- (ii) A contribution of £16,000 towards a Surface Water Management Plan and Local Flood Risk Management Strategy
- (iii) The Council's legal costs in preparing the agreement

Additional representations

Since the publishing of the report 28 further representations have been received raising the following objections:

- Alternative location/ proposal preferred
- Covenant conflict (non planning matter)
- Crime fears
- Drainage/sewage capacity
- Flooding
- Harm to Green Belt/countryside
- Harm to listed building
- Harm to wildlife habitat
- Hazard to highway safety

- Health fears
- Inadequate parking
- Inconvenience during construction
- Increase in traffic and congestion
- Loss of buildings.
- Loss of private view (a non planning matter)
- Loss of/harm to trees
- No need for the development
- Noise & disturbance
- Out of character with surrounding area
- Overlooking and loss of privacy
- Overdevelopment
- Overshadowing
- Poor design
- Property devalue (a non planning matter)

The matters set out above are addressed within the committee report.

A document containing photographs and other information was also submitted and requested to be provided to the Committee. The document has been circulated to Committee Members and the photographs referenced are attached at **Appendix B**.

At **Appendix C** is a plan overlaying the indicative locations of the photographs/incidents (red stars) with the EA Flood Zone 2 designation in blue and the application site shaded pink.

Conditions

The following amendments to condition are recommended (amendments in italics and underlined):

9. No development shall commence on site until a scheme for the landscaping of the site, including the retention of existing landscape features, has been submitted to and approved in writing by the Local Planning Authority. *The landscaping scheme shall be in accordance with the principles in the Landscape Masterplan by LMS (dwg. LMSL/25/EH HD 001/AH)* and include details of hard and soft landscaping, including any tree removal/retention, planting plans, written specifications (including cultivation and other operations associated with tree, shrub, and hedge or grass establishment), schedules of plants - noting species, plant sizes and proposed numbers/densities and an implementation and management programme.

All hard and soft landscaping work shall be completed in full accordance with the approved scheme either prior to occupation or within the first planting season following completion of the development hereby approved.

Any trees shrubs or plants planted or retained in accordance with this condition which are removed, die or become damaged or become diseased within five years of planting shall be replaced within the next planting season by trees and shrubs of the same size and species.

Reason: To ensure good arboricultural and landscape practice in the interests of the maintenance of the character and appearance of the area and to comply with Reigate and Banstead Borough Development Management Plan 2019 policies NHE3 and DES1, British Standards including BS8545:2014 and British Standard 5837:2012.

11. No development shall commence until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority (LPA). The LEMP should be based on the proposed impact avoidance, mitigation and enhancement measures specified in the Darwin Ecology Reports and shall include, but not be limited to following:

- a) Description and evaluation of features to be managed

- b) Ecological trends and constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions, together with a plan of management compartments
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g) Details of the body or organisation responsible for implementation of the plan
- h) Monitoring strategy to set out ongoing monitoring and how remedial measures will be identified and implemented
- i) Legal and funding mechanisms by which the long-term implementation of the plan will be secured by the applicant with the management body(ies) responsible for its delivery.

j) Sensitive lighting strategy

k) Measures to enhance habitats for protected species and species of conservation concern including: Bird boxes, Bat boxes, Bat tiles, Soffit box and fascia board features, Hedgehog houses, Hedgehog "highways", Bee bricks (or similar), Planting schedule for the proposed landscaping; and

l) Other bio-diversity enhancement measures

The agreed details shall be implemented before occupation of this development, unless otherwise agreed in writing by the LPA, and maintained/monitored in accordance with the agreed details.

Reason: To provide enhancements to the biodiversity of the site in accordance with the provisions of the National Planning Policy Framework and Reigate and Banstead Development Management Plan 2019 policy NHE2.

14. The development hereby permitted shall not commence until details of the design of a surface water drainage scheme has been submitted to and approved in writing by the local planning authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDs, NPPF and Ministerial Statement on SuDs. The required drainage details shall include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events and 10% allowance for urban creep, during all stages of the development. Associated discharge rates and storage volumes shall be provided *in accordance with the drainage summary note dated 06/04/2022*.
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Confirmation is required of a 1m unsaturated zone from the base of any proposed soakaway to the seasonal high groundwater level and confirmation of half-drain times.
- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.

- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

The development shall be completed in accordance with the approved details and thereafter maintained.

Reason: To ensure the design meets the technical standards for SuDs and the final drainage design does not increase flood risk on or off site in accordance with, Policy CS10 of the Core Strategy 2014, Policies DES9 and CCF2 of the Development Management Plan 2019 and the 2019 NPPF.

26. No development shall take place above ground level until an Acoustic Design Statement has been submitted to and approved by the Local Planning Authority.

The Assessment shall include details of any necessary mitigation, which may include mechanical ventilation, to be implemented on the site to ensure thermal comfort and a satisfactory noise environment.

Any measures within the Acoustic Design Statement shall be implemented in accordance with the agreed details prior to the occupation of each dwelling and shall be retained and maintained thereafter.

Reason: To minimise the impact of aircraft noise on future residents sleep in accordance with WHO community noise guidelines and The Professional Practice Guidance on Planning & Noise (ProPG) regards mitigation of night time LAmax noise events with regard to Policy DES1 and DES5 of the Reigate and Banstead Development Management Plan 2019 and policy CS10 of the Reigate and Banstead Core Strategy.

29. The development shall not be occupied until a scheme, demonstrating compliance with Sections 2 & 3 of the Secured by Design Homes 2019 (Version 2) Design Guide, has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed before the occupation of the development hereby permitted and shall be permanently maintained as such thereafter.

Reason: To ensure that the development provides a secure environment for future residents in accordance with Policy DES1 of the Reigate & Banstead Development Management Plan 2019.

ITEM NO: 6

PLANNING APPLICATION: 21/02367/F – Garage block rear of 25 Albury Road

The table at paragraph 4.6 of the report states the parking standard as being 4 cars in total whereas for two-bedroom dwellings in this medium accessible area, the correct parking standard is 1 per dwelling, total 2.

ITEM NO: 9**TADWORTH CONSERVATION AREA EXTENSION**

In response to a query raised at the North Development Forum, it can be clarified that the following controls, inter alia, would apply to Conservation Area designations.

A Conservation Area is defined in Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. Their designation places a duty on the Council to have special regard to the preservation or enhancement to the character of the area when considering proposals, as well as having regard to the requirements of the NPPF and DMP.

The principal differences from the normal form of planning control include:

(a) Control over demolition.

(b) Greater control over works which would require planning permission. On properties which are not dwellinghouses and therefore do not have permitted development rights, external alterations such as changing windows or roofing materials would be controlled. 'Permitted development' rights for extensions to dwellinghouses are also more controlled in terms of permission is required for dormers, side extensions and first floor extensions and a number of other changes.

(c) Wider protection of trees. Six weeks notification to the Council will be necessary before the intended lopping, uprooting or felling of trees. (Trees less than 7.5 centimetres in diameter, at a height of 1.5 metres above the ground are exempt). (Works to trees the subject of a Tree Preservation Order will continue to need formal consent.)

ITEM NO: 10**FIRST HOMES INTERIM POLICY STATEMENT**

Prior to Committee the wording of the recommendation was highlighted as being in need of correction to reflect the nature of the statement and should be varied as follows:

Recommendation

It is recommended that the Planning Committee:

- (i) Note the requirements of this new national planning housing policy, and the need to apply it in the borough as set out in this Interim Policy Statement;
- (ii) Note the recommended local eligibility criteria; and
- (iii) Grant delegated authority to the relevant Heads of Service alongside portfolio-holders to amend this Interim Policy Statement as required to reflect lessons learnt through implementing the policy.

APPENDIX A

21/02724/F – Land at Laburnum and 50, Haroldslea Drive, Horley

Summary of proposed drainage strategy

The note below summarises the key principles of the proposed Surface Water Sustainable Drainage Strategy for land at Laburnum and 50, Haroldslea Drive, Horley.

The strategy, design and performance criteria are drawn from the Flood Risk Assessment & Drainage Strategy Report by Motion which accompanies the application.

1. Drainage Strategy Design principles

- The sizing and storage volume of the system is calculated taking account of following key design criteria and principles:
 - o Established, industry standard models and rainfall theories
 - o A 40% additional rainfall allowance added to the 1:100-year event to account for future climate change (as required by national guidance)
 - o A 10% allowance for “urban creep” over and above the impermeable areas created by the development (in case residents extend houses or patios, etc. over time).
 - o Run-off rates from the site are restricted to the pre-development 1 in 100-year run-off rate
 - o The Drainage Strategy should seek to reduce the risk of surface water flooding to surrounding property

2. Proposed Drainage Strategy

- The proposed Sustainable Drainage Strategy is based upon a combination of infiltration of surface water to ground, together with attenuation and controlled discharge of residual surface water into the existing ditch/watercourse network around the site.
- The main features of the system are:
 - o **Permeable paving** to all trafficked roadways within the site, with an open-graded sub-base to provide additional storage capacity
 - o Areas of **cellular “Permavoid” storage crates** to provide attenuation
 - o **Flow control** at all outfall points to restrict discharge rates
- The proposed strategy provides a total surface water storage volume of approximately 639m³.
- In addition, further storage will be provided through the installation of rainwater butts; however, these have not been counted within the calculations.
- The proposed Sustainable Drainage Strategy and site levels have been designed to avoid water flowing onto neighbouring properties in exceedance events, with water flows instead guided along the roads within the development and is temporarily stored on parking areas within the site.

3. Surface Water Discharge Rate

- This is the rate (litres per second) at which water flows from the site in a rainfall event.
- **In the proposed Drainage Strategy, the rate at which water would be discharged from the site would be controlled using flow control devices** (such as Hydrobrake or orifice plates)
- Run-off will be restricted using the 1 in 100-year run-off rate, which represents a worst case and gives the greatest volume of storage.
- The table below demonstrates the current discharge rates from the different catchments on the site, pre and post development.

Site Catchment	Catchment area (ha)	1 in 100-year run-off rate (l/s) – pre-development	1 in 100-year run-off rate (l/s) – post-development
North	0.294	2.27	1
Central	0.813	6.51	5
South	0.697	4.96	
Total	1.80	13.74	6

- In the proposed Drainage Strategy, water from the Central catchment will be managed via the attenuation and outfall for the South catchment rather than having its own separate outfall.
- This combined outfall will nevertheless still be restricted to only **5l/s** (rather than the combined rate of 11.5l/s) with the storage capacity designed accordingly.
- In addition, following dialogue with Officers prior to Committee, it is proposed to further reduce the outfall rate from the northern catchment (which flows into the ditch fronting Haroldslea Drive) to **1l/s** (from 2.3l/s as originally proposed). This can be achieved by introducing additional cellular storage under the new access road.
- Overall, there will be a **57%** reduction in the surface water discharge rate from the site post-development.
- At present, the site does have any positive control of surface water discharge meaning that – in severe rainfall – water would be discharged from the site in an uncontrolled and unrestricted manner, and therefore potentially at a significantly faster rate than the above figures, leading to greater risk and impact of surcharges in extreme rainfall events than with this system in place.

4. Surface Water volumes

- The overall volume of water which would discharge (run-off) from the site pre, and post development is compared in the table below.

Site Catchment	Discharge volume (m³) – greenfield pre-development	Discharge volume (m³) – post-development	Change (m³)
North	44.30	8.16	-36.14
Central & South	223.80	208.65	-15.15
Total	268.1	216.81	-51.29

- The proposed Drainage Strategy would therefore result in a **20%** reduction in the volume of surface water discharged from the site compared to pre-development.
- This is due to the use of infiltration techniques as part of the proposed sustainable drainage system.
- The reduction in volume would further reduce the existing pressure on existing drainage ditches, and consequently reduce the risk of them surcharging and risks of flooding to neighbouring properties compared to the current situation.

5. Maintenance

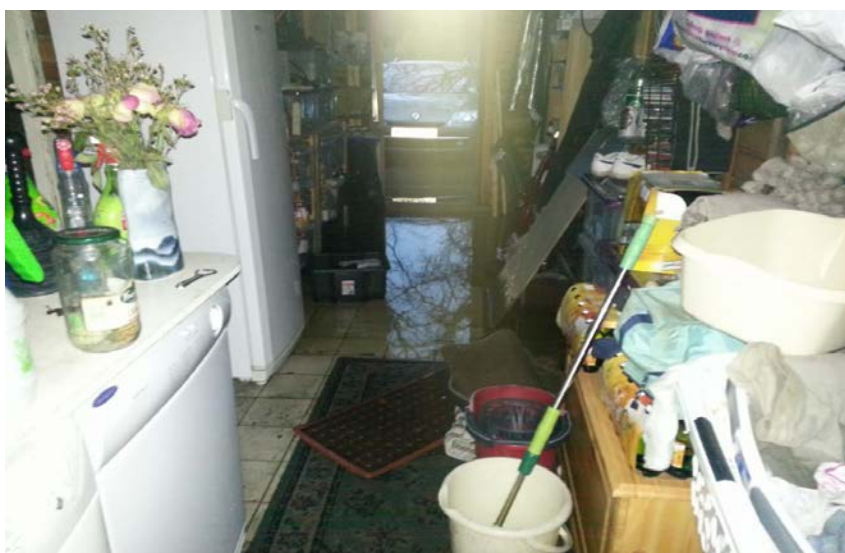
- The ditch network within the ownership of the site is presently poorly maintained (overgrown, silted, etc.) which reduces performance/ability to convey water and increases risk of blockages.
- As part of the development, these ditches will be cleared and restored, and then placed under the control of a Management Company with a formal regular regime of on-going maintenance alongside the new sustainable drainage features on site. This maintenance can be enforced through planning conditions.

6. Summary

- The proposed Drainage Strategy for the site has been designed according to industry guidance and standards
- The proposed Strategy will not lead to a greater risk of flooding to neighbouring properties, will not worsen existing conditions and will instead deliver significant betterment through:
 - o A **57%** reduction in the rate at which surface water discharges from the site
 - o A **20%** reduction in the volume of surface water discharging from the site
 - o Control of flow in all rainfall events, reducing the risk and impact of surcharges in extreme events
 - o Improved management of water in exceedance events to avoid water flowing onto neighbouring properties
 - o Improved, regular maintenance of both the on-site system and the ditch network around the site upon which the wider community rely
- Whilst the proposals would not exacerbate pre-existing local flooding issues, the applicant is willing to make a financial contribution towards the development of a Surface Water Management Plan which will enable local bodies to investigate and identify remedial actions to address the pre-existing problems, therefore offering further benefit to the wider community compared to pre-development scenario.

APPENDIX B

Information for the Planning Committee - Wednesday 6th April

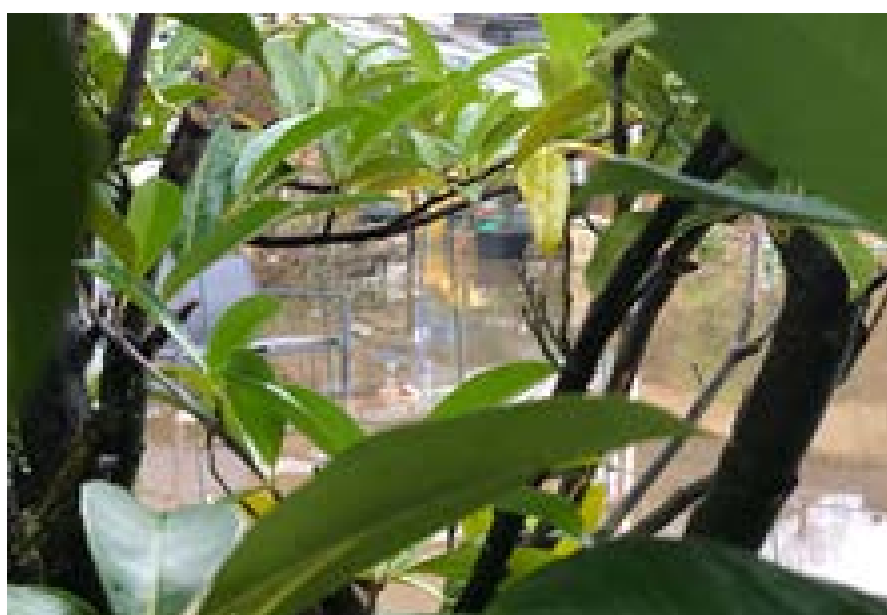




Inholms, Haroldslea Drive 2013



Haroldslea 2013































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- 1) Width of the road, taken from 44/46 Haroldslea Drive. It is facing the direction of the proposed site with one parked car in the road.



APPENDIX C

