

**ITEM NO:**

<b>Development Management Ref No</b>	<b>No weeks on day of committee</b>	<b>Parish</b>	<b>Ward</b>	<b>Listed by:</b>
152725	20/08	Swallowfield	Swallowfield	Request of Committee

<b>Applicant</b>	Bellway Homes Ltd		
<b>Location</b>	Willow Tree Works, Swallowfield Street, Swallowfield	<b>Postcode</b>	RG7 1QX
<b>Proposal</b>	Application for submission of details to comply with the following conditions of planning consent F/2014/0940 (2/4/2015): 25. Details of disposal of sewage.		
<b>Type</b>	Discharge of Condition		
<b>PS Category</b>	N/A		
<b>Officer</b>	Justin Turvey		

<b>FOR CONSIDERATION BY</b>	Planning Committee on 3 <sup>rd</sup> February 2016
<b>REPORT PREPARED BY</b>	Head of Development Management & Regulatory Services

**SUMMARY**

Planning permission was issued in April 2015 for the demolition of existing buildings and erection of 38 dwellings, parking, landscaping, open space and infrastructure (F/2014/0940) on the Willow Tree Works site, Swallowfield. The permission included a number of conditions, including pre-commencement conditions, which required the approval of further details. It was agreed that relevant submissions relating to the approval of flooding and drainage conditions (22, 23, 24 and 25) should be brought to Committee for determination.

An application to approve Condition 25 has been submitted under application reference 152725, and Conditions 22, 23 and 24 under application reference 152659. The original submissions have been supplemented by the submission of additional information, which has been the subject of additional consultation with neighbours and consultees.

The Council's Drainage consultant has confirmed that the submitted details, including additional information, provided by the applicant is sufficient to enable the conditions relating to drainage to be approved. It is therefore recommended that Condition 25 is approved in accordance with the relevant submissions.

Once approved, the applicant would be required to carry out the development in accordance with these relevant details.

**PLANNING STATUS**

- Limited Development Location
- Great Crested Newt Consultation Zone
- SSSI 500m buffer
- Sand and Gravel
- Nuclear Consultation Zone

**RECOMMENDATION**

**That Committee authorise the approval of planning condition 25 in accordance with the relevant submissions.**

**PLANNING HISTORY**

152659	Application for submission of details to comply with the following conditions of planning consent F/2014/0940: 22. Construction programme for any SUDS measures; 23. Details of the Drainage System; 24. Details of the implementation, maintenance and management of the sustainable drainage scheme; 26. Travel Plan. Considered elsewhere on this agenda.
152096	Application for a non-material amendment for application F/2014/0940 regarding the development of 38 dwellings (Amendment relates to proposed substation). Approved 17/11/2015.
150199	Conditions application for submission of details to comply with the following conditions of planning consent F/2014/0940: 8 - Boundary Treatments. Pending.
150262	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 9 - Site Survey. Pending.
150258	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 4 - Scheme of Landscaping. Condition approved 17/12/2015.
152942	Application for submission of details to comply with following condition of planning consent F/2014/0940 (Dated 02/04/2015) 6 - Scheme which provides for the retention and protection of trees, shrubs and hedges. Condition approved 17/12/2015.
150207	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 21- Groundwater Monitoring. Condition approved 16/12/2015.
153141	Conditions application to discharge condition 27 - Project Community Liaison Group of permitted planning application F/2014/0940. Condition approved 16/12/2015.
150256	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 10 - Construction Method Statement. Condition approved 10/08/2015.
150219	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 12 - Secure and covered bicycle storage/parking facilities. Condition approved 10/08/2015.
150217	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 13 - Assessment of Harmful Materials. Condition approved 10/08/2015.
150213	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 16 - Programme of Archaeological Work. Condition approved 21/08/2015.
150210	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 17 - Employment Skills Plan. Condition approved 21/08/2015.
150261	Conditions application for submission of details to comply with the

	following condition of planning consent F/2014/0940: 20. Ecological Assessment. Condition approved 21/08/2015.
150133	Conditions application for submission of details to comply with the following conditions of planning consent F/2014/0940: 2 - Samples and details of materials. Condition approved 27/07/2015.
DEM/2015/1099	Application for demolition of all existing buildings on site (Prior Notification Application). Approved 22/05/2015
F/2014/0940	Proposed redevelopment of site to provide 38 dwellings including affordable housing. Hard and soft landscaping, open space, parking provision and associated infrastructure. Approved 02/04/2015.
F/2008/0308	Application for renewal of planning consent O/2003/0586 for a further 3 years for the extension to factory building residential development (14 dwellings) and ancillary development. Refused: 25/06/2008.
RM/2007/0882	Reserved Matters Application on Outline consent O/2003/0586 for the proposed erection of 14 x 2 bedroom dwellings with associated parking and access. Withdrawn 29/01/2009.
RM/2007/0881	Reserved Matters on Outline application O/2003/0586 for the erection of 14 x 2 bedroom dwellings with associated parking and access. Withdrawn 29/01/2009.
F/2006/9217	Proposed erection of 14 two bedroom dwellings with associated parking (Withdrawn 25/01/2007)
F/2005/3962	Proposed extension to factory buildings and ancillary works. Approved 29/04/2005.
O/2003/0586	Outline application for the extension to factory building residential development (14 dwellings) and ancillary development. Approved 13/04/2004.
O/2003/8931	Outline application for the proposed residential redevelopment (approximately 50 dwellings) of site with ancillary works and replacement factory building. Refused 26/08/2003..

### SUMMARY INFORMATION

Site Area	2.6ha (1.34ha within settlement boundary)
Existing residential units	0
Proposed units	38 (approved under F/2014/0940)
Existing use	Cleared site, formerly mixed B1/B2/B8
Existing parking spaces	N/A
Proposed parking spaces	113
Public open space	Circa 1ha

### CONSULTATION RESPONSES

WBC Drainage	No objection.
Local Members	No comments received.
Swallowfield Parish Council	Agree with comments of Swallowfield Flood Resilience Group and wish to highlight flooding and groundwater problems around the site. Conditions require appropriate measures to mitigate flood risk during construction; it is essential that WBC ensure the conditions are met in full.

### REPRESENTATIONS

Four letters of objection received relating to the original application submissions (Officer note: The comments received largely relate to application 152659 considered elsewhere on this agenda):

- Agree with comments of Swallowfield Flood Resilience Group.
- Development will exacerbate flood risk (Officer note: planning permission has been granted for the development and the consultation relates to conditions pursuant to that consent to ensure that flood risk is not exacerbated).
- Temporary drainage during construction has not yet been agreed (See paragraph 9 of Committee Report for 152659).
- Reliance on existing drainage (See paragraphs 11 and 12 of Committee Report for 152659)
- Mitigation of flood risk during construction as required by Condition 23 has not been adequately addressed (See paragraph 9 of Committee Report for 152659)
- Swale design under Condition 23 must be reviewed (See paragraph 13 of Committee Report for 152659).

A reconsultation exercise was carried out following the receipt of additional information. No comments have been received relating specifically to this application.

Comments received from Swallowfield Flood Resilience Group (SFRG) relating to the original application submissions:

- Mitigation of flood risk during construction as required by Condition 23 has not been adequately addressed. Works undertaken on site have damaged existing site drainage (See paragraph 9 of Committee Report for 152659).
- Provision of drainage design is partly dependent on boundary design under condition 8 and the details submitted under this condition are not acceptable (Officer note: details pursuant to Condition 8 are currently under consideration under application 150199 and are subject to revision).
- Groundwater conditions have not been adequately taken into account – the drains will be full at times of flood risk, impacting upon their ability to respond to peak rainfall (See paragraph 11 of Committee Report for 152659).

#### **APPLICANTS POINTS**

- The submissions are sufficient to enable the planning conditions to be approved.
- Additional information has been submitted following requests from the Council's drainage consultant.

#### **PLANNING POLICY**

National Policy	<b>NPPF</b>	National Planning Policy Framework
	<b>NPPG</b>	National Planning Policy Guidance
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP3</b>	General Principles for Development
	<b>CP9</b>	Scale and Location of Development Proposals
	<b>CP11</b>	Development Outside Settlement Limits
Adopted Managing Development	<b>CC01</b>	Presumption in Favour of Sustainable

Delivery Local Plan 2014		Development
	<b>CC02</b>	Development Limits
	<b>CC09</b>	Development and Flood Risk
	<b>CC10</b>	Sustainable Drainage
Other Documents	<b>SPD</b>	Swallowfield Village Design Statement

## **PLANNING ISSUES**

### **Description of Development:**

1. In April 2015, Committee resolved to grant planning permission for the demolition of existing buildings and erection of 38 dwellings, parking, landscaping, open space and infrastructure (F/2014/0940) at the Willow Tree Works site, Swallowfield. Planning permission was issued on 02/04/2015 and included a number of conditions, including pre-commencement conditions, which required the approval of further details. It was agreed that relevant submissions relating to the approval of flooding and drainage conditions (22, 23, 24 and 25) should be brought to Committee for determination.
2. Since permission was granted, the application has submitted details pursuant to a number of planning conditions. The following conditions have been approved in accordance with the relevant submissions:

CONDITION NO.	REQUIREMENT	APPROVAL DATE
2	Details of materials	27/07/2015
4	Details of landscaping	17/12/2015
6	Details of tree protection	17/12/2015
10	Construction Method Statement	10/08/2015
12	Details of cycle parking	10/08/2015
13	Assessment of contamination	10/08/2015
16	Programme of archaeological work	21/08/2015
17	Employment Skills Programme	10/08/2015
20	Ecological assessment	21/08/2015
21	Groundwater monitoring	16/12/2015
27	Community Liaison Group	16/12/2015

3. Further details have been submitted pursuant to the following planning conditions for approval, and are waiting for further information to be submitted for consideration:

CONDITION NO.	REQUIREMENT	APPROVAL DATE
8	Details of boundary treatments	Pending
9	Details of finished site and floor levels	Pending

4. The developer has also submitted applications for the approval of details relating to drainage and flood mitigation. Condition 25 has been submitted under application reference 152725 and Conditions 22, 23, 24 and 26 have been submitted under application reference 152659. The original submissions have

been supplemented by the submission of additional information, which has been the subject of additional consultation with neighbours and consultees. Consideration of the submissions relating to these conditions is provided below:

**Condition 25: Details of disposal of sewage:**

5. Condition 25 requires that:

None of the dwellings shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the local planning authority in consultation with the drainage authority.

Reason: To ensure that drainage measures are managed and maintained appropriately.

6. The applicant has submitted technical drawings as well as written confirmation from Thames Water that the technical approval for the elements of the scheme to be adopted Thames Water are acceptable. This is considered to satisfy the requirement of the condition, and the condition is recommended to be approved in accordance with the applicant's submissions.

**CONCLUSION**

Planning permission was issued in April 2015 for the demolition of existing buildings and erection of 38 dwellings, parking, landscaping, open space and infrastructure (F/2014/0940) on the Willow Tree Works site, Swallowfield. The permission included a number of conditions, including pre-commencement conditions, which required the approval of further details. It was agreed that relevant submissions relating to the approval of flooding and drainage conditions (22, 23, 24 and 25) should be brought to Committee for determination.

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The Council's Drainage consultant has confirmed that the submitted details, including additional information, provided by the applicant is sufficient to enable the conditions relating to drainage to be approved. It is therefore recommended that Condition 25 is approved in accordance with the relevant submissions.

Once approved, the applicant would be required to carry out the development in accordance with these relevant details.

**CONTACT DETAILS**

<b>Service</b>	<b>Telephone</b>	<b>Email</b>
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