

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
4th December 2018

Agenda item 4

Application Ref. 18/00371/FUL

Former Bennett Arms, London Road, Chesterton

Since the preparation of the main agenda report the comments of the **Lead Local Flood Authority (LLFA)** have now been received on the revised Flood Risk Assessment (FRA).

The LLFA continue to object on the grounds that further flood risk investigations and potential mitigation are required. In particular, they say the potential flood risk indicated by the surface water flood map needs to be assessed in relation to the proposed development, with recommendations for mitigation in terms of layout, site and floor levels. They also advise that the proposed development needs to include an appropriate Sustainable urban Drainage Scheme (SuDS) to restrict runoff and provide adequate water quality treatment.

The applicant has responded to the objection indicating that suitably worded conditions and informatives could be imposed to make the development acceptable, in accordance with the guidance of the NPPF. The following conditions are suggested (by the applicant);

- No development shall commence until the proposed levels of the floor slabs of the proposed dwellings have been submitted to and approved in writing by the LPA,
- No development shall commence until a scheme to attenuate and control storm water run-off from the site has been submitted to and approved in writing by the LPA,

Officer Response

The applicant has sought to address the concerns of the LLFA and the revised FRA does identify that further work to progress a Sustainable Urban Drainage Scheme (SUDS) is necessary, provides some details of what that scheme might be, and any approved scheme would need to be the subject of future management. The latter your Officer accepts is a matter that can be appropriately dealt with by the application of an appropriate condition. However, it is considered that without an acceptable SuDS being submitted for comment prior to a decision being made and the flood risk associated with the two culverts, there are still potential flood risk concerns and to permit the proposed development leaving such matters to be dealt with by conditions remains contrary to the precautionary approach advised in the NPPF and policy CSP3 of the Core Spatial Strategy.

The NPPF does advise that local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions but in this instance there are still flood risk concerns and there is still no certainty that these concerns can be addressed without the scheme proposed having

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to change significantly to address these concerns. A precautionary approach is therefore advised and justified.

The RECOMMENDATION remains as set out in the main agenda report.