

PLANNING COMMITTEE

Date: 26 April 2016

Schedule of Committee Updates/Additional Representations

Note: The following schedule represents a summary of the additional representations received following the publication of the agenda and received up to midday on the day before the Committee meeting where they raise new and relevant material planning considerations.

SCHEDULE OF COMMITTEE UPDATES

160613 - PROPOSED DEVELOPMENT OF 69 HOMES, LANDSCAPING, PUBLIC OPEN SPACE, NEW VEHICLE ACCESS AND ALL ASSOCIATED WORKS AT FORMER WHITECROSS SCHOOL, BAGGALLAY STREET, HEREFORD, HEREFORDSHIRE

For: The Owner and/or Occupier per Mr Ben Stephenson, Greyfriars House, Greyfriars Road, Cardiff, CF10 3AL

ADDITIONAL REPRESENTATIONS

A total of 31 letters of representation have been received, some of mixed opinion. The additional letters received, reiterate the issues raised in the report and the following points are also noted:

- Should be retained as a community facility or use for the wider residential area
- Traffic trying to leave the three streets (Baggallay, Meyrick and Grunieson Street) will restrict the access from Whitecross Road and cause further congestion along this already busy road;
- Numbers of dwellings should be significantly reduced

Comments have also been received from Education as follows:

The educational facilities provided for this development site are Lord Scudamore Primary School and Whitecross High School.

Lord Scudamore Primary School has a planned admission number of 88. As at the schools spring census 2016:-

- 3 year groups were at or over capacity- YR=88, Y1=88, Y2=88

Whitecross Secondary School has a planned admission number of 180. As at the schools spring census 2016:-

- 1 year group was at or over capacity- Y8=193

In accordance with the SPD the Children's Wellbeing Directorate would therefore be looking for a contribution to be made that would go towards the inclusion of all additional children generated by this development. The Children's Wellbeing contribution for this development would be as follows:

| Contribution by No of Bedrooms | Primary | Secondary | Total |
|---------------------------------------|----------------|------------------|--------------|
| 2+bedroom apartment | £1,084 | £1,036 | £2,120 |
| 2/3 bedroom house or bungalow | £1,899 | £1,949 | £3,848 |
| 4+ bedroom house or bungalow | £3,111 | £4,002 | £7,113 |

OFFICER COMMENTS

Additional matter for consideration - Impact upon Designated Heritage Assets.

To the south of the site lies the Grade II listed Trinity Church. Immediately north of this, between the site and the private open space (former playing area) to the south is Whitecross Day Nursery. The roof and structure of the church is visible from the site although its principal public face and setting is one that fronts Whitecross Road. Policy LD4 of the Core Strategy requires decision makers to consider proposals that affect heritage assets and where possible requires developments to protect, conserve, and where possible enhance heritage asset and their settings in a manner appropriate to their significance.

The proposed residential development is sited in a position that is some distance from the Listed Building and is not readily associated with its setting except maybe glimpsed views along the driveway from Whitecross Road. The development has been attractively designed to 'front' the private open space that forms a buffer between the Church and the development and officers are satisfied that the proposed development would not adversely affect the heritage assets or its setting.

Note error in paragraph 3 of the Heads of Terms – omit 'per dwelling' as this is a total sum.

NO CHANGE TO RECOMMENDATION

152042 - SITE FOR PROPOSED EXTRA CARE DEVELOPMENT COMPRISING OF UP TO 80 PASSIVHAUS DESIGNED ONE, TWO AND THREE BED APARTMENTS AND COMPLEMENTARY INDOOR AND OUTDOOR FACILITIES, INCLUDING SWIMMING POOL, GYM, SAUNA, CAFE, HAIR SALON, MEDICAL AND TREATMENT ROOMS, ALLOTMENTS, PUTTING GREENS AND PETANQUE PITCH WITH ASSOCIATED LANDSCAPING, AT LAND NORTH OF WHITESTONE BUSINESS PARK, WHITESTONE, HEREFORDSHIRE, HR1 3SE

For: Mr Collins per Mr Russell Pryce, Unit 5, Westwood Industrial Estate, Pontrilas, Hereford, Herefordshire HR2 0EL

ADDITIONAL REPRESENTATIONS

1. Environmental Health Manager: Recommends the addition of a standard contaminated land condition in view of the proximity to a closed landfill site.
2. Add condition SC1 Social and community facilities, to paragraph 2.1.

CHANGE TO RECOMMENDATION

Add condition.

160530 - PROPOSED DWELLING AT LAND AT CROSS PLACE, ACTON GREEN, ACTON BEAUCHAMP, HEREFORDSHIRE.

For: Mr R Oliver, Cross Place, Acton Beauchamp, Worcester, Herefordshire WR6 5AA

ADDITIONAL REPRESENTATIONS

To date a total of 13 further letters of support have been received.

Those supporting the proposal give the following reasons:-

- Demand for family housing in the area;
- Applicant a respected member of the community;
- In the absence of a Neighbourhood Development Plan this proposal will sustain local communities;
- Proposal is infill, not on farmland, and fits in with existing development;
- Adds to the housing stock;
- Old and young people can continue to live together;
- Is sympathetic to the locality.

NO CHANGE TO RECOMMENDATION

152204 - PROPOSED OUTLINE APPLICATION WITH SOME MATTERS RESERVED FOR 39 NO. DWELLINGS, GARAGES, ROADS, SCHOOL NATURE AREA, OFF ROAD SCHOOL PARKING AND ALLOTMENTS AT LAND OPPOSITE ORLETON SCHOOL, KINGS ROAD, ORLETON, HEREFORDSHIRE

For: Mr Price per Mr John Needham, 22 Broad Street, Ludlow, Shropshire, SY8 1NG

ADDITIONAL REPRESENTATIONS

Severn Trent has provided further commentary following the detailed response from the parish council in respect of the need for improvements to sewerage infrastructure. For the avoidance of any doubt, Severn Trent's further response is re-produced in full below:

The sewerage system in Orleton comprises nearly entirely Foul Water Sewers (FWS) of 150mm diameter, which discharge into a 225mm dia. Combined Water Sewer (CWS) half way through the Village commencing in Mortimer Drive. The complete sewerage network discharges to the Orleton – Kings Road Terminal Pumping Station (TPS) just to the east of the Village. There is a short length of 225mm dia. Storm Water Sewer (SWS) in Mortimer Drive and the new development at Kitchen Hill Road has separate foul and storm water drainage.

The Orleton village catchment doesn't appear to have any public Storm Water Sewers, apart from the two areas mentioned above, therefore presumably the majority of properties are on soakaways for the disposal of surface water.

As you may know Severn Trent have recently undertaken investigation of the sewerage system in Orleton, involving modelling the network through monitoring the existing system. This exercise has demonstrated that generally the sewer system is adequate hydraulically, but the sewers through the rear gardens at Mortimer Drive have slack gradients and there is a proposal to provide an additional sewer in the highway in Mortimer Drive. Consideration is also to be given to refurbishment/enhancement of the Terminal Pumping Station at Kings Road.

The model was also subjected to the foul flows only from the proposed development at Kings Road and no adverse effects were noted.

Please bear in mind that any new development has a right of connection to the public sewerage system under Section 106 of the Water Industry Act 1991 and where there is a lack of capacity in the existing sewerage system for new development the Water Companies have a duty to provide the necessary reinforcements to the network to accommodate the development.

As you know the Water Companies are not in a position to object or prevent new development that is entirely a matter for Planning Authorities.

Severn Trent have not received a Development Enquiry for the proposed development at Kings Road, only the Planning consultation.

For your information I would advise you that surface water from all development sites will in the first instance be required to either discharge to soakaways or local ditchcourses/watercourses and then where either is not suitable or available to the public system where available, at a very low discharge rate equivalent to the 'Greenfield Runoff' rate.

It is essential that no surface water run-off is connected to the foul sewerage network and we fully support policies to ensure that surface water is managed through the appropriate use of sustainable drainage systems (SUDS) and to manage surface water flood risk within the development to reduce the impact on downstream watercourses.

As the proposed development at Kings Road sits on the flanks of a tributary of the Brimfield Brook all surface water from this development should be able to discharge to the brook.

As a matter of interest foul water flows from the proposed developments at Kings Road, would only generate a very small foul Dry Weather Flow (DWF) of 0.30 litres/second, which would not normally give any cause for concern.

Even when considering 6 x DWF, which is generally the basic design for new sewers in accordance with the publication known as 'Sewers for Adoption' (SfA) 'A Design & Construction Guide for Developers', the absolute peak flow would still only be 1.8 litres/second.

A 150mm dia. Foul Water Sewer (FWS) having a flat gradient of 1 in 150 has a capacity of 12.5 litres/second (l/s) and similarly a 225mm dia. sewer 30 l/s.

The approximate number of existing properties in Orleton is estimated at about 330 and the foul water DWF for this number is 2.55 l/s and again for the peak flow at 6 x DWF is 15.3 l/s. Therefore adding the existing and proposed flows we get a DWF of 2.83 l/s and a peak flow of 17.1 l/s. About a quarter to a third of the Village discharges to the larger 225mm dia. combined sewer.

Considering the proposed number of new dwellings of 39 this represents a 12% increase in dwellings in the village catchment.

But it must be remembered flows are discharging to several branch sewers of 150/225mm dia. and also that peak flows don't all occur together, because the flows have different distances to travel and not everyone is using their sanitary appliances at the same time, which means that the actual cumulative peak flow is generally less than half of the individual peak flow, giving an actual peak foul flow for the entire Village in the region of 6 to 9 litres/second, hence the sewerage system for foul flows has ample capacity.

The above flow figures are also inflated as they are based on design using a water consumption of 200 litres/head/day and 3 people per dwelling, whereas actual current water consumption is about 140 litres/head/day and the number of persons per dwelling is 2.4 on average. This means the above figures could be reduced by 45% to represent present day foul flows.

There is only a small foul sewer network in the Village which usually indicates the sewers were proposed for foul flows only and not surface water flows, although over the years some new properties may have also connected surface water to the foul system, but the majority of properties would be on soakaways, otherwise the network would be inundated in times of rainfall.

Where the village is being adversely affected by fluvial, pluvial and groundwater flood risks these are not the responsibility of Severn Trent Water but clearly where there is an interaction with the sewerage network we would look to work with other flood risk management authorities to understand the wider flood risk. As part of our ongoing feasibility regarding the sewer flood risk in the Orleton area we will be assessing whether fluvial flooding and land drainage might be affecting sewer capacity.

If there are residents within Orleton who are experiencing sewerage difficulties on a regular or infrequent basis, such as sewer flooding or restricted toilet use, then I would advise them to inform Severn Trent, in order that they can be logged and investigated and if justified added to one of the databases required to be kept by and reported to the Regulator.

Matters such as these can be reported to the Company's Customer Operations Service Centre (COSC) on 0800 783 4444 and they will log the call/problem and provide you with an incident number.

I trust this lengthy response will reassure both the Local Authority and the Parish Council that sewerage matters are in hand for the existing residents and also new development.

One further letter has been received from a local resident raising the follow points:

- a good proportion of this land has been flooded twice so far this this year. In previous correspondence concerning this proposed development, I have detailed the flooding problems that I have observed in Orleton over the past 45 years and advised that very little has been done to alleviate these.
- the question of "over-development" is also a serious matter which, I do not think has been fully addressed.

OFFICER COMMENTS

With regard to Severn Trent's further response, it is noted that they refer to Section 106 of the Water Industry Act and the burden of responsibility being on water companies to provide the necessary improvements to accommodate development. Planning authorities will only refuse planning applications on the basis of inadequate sewerage infrastructure where it can be demonstrated that there is environmental harm as a result of development taking place. Policy SD4 of the Core Strategy deals specifically with this point. In this instance officers would only look to recommend refusal on such grounds if it was evident that a lack of capacity would result in Significant Effects on the River Wye SAC. The site is not within the catchment and therefore is not material to the determination of the application.

In the absence of a five year housing land supply, paragraph 14 of the NPPF is engaged. It says that local planning authorities should approve development that is sustainable without delay, and should only look to refuse schemes where any adverse impacts would significantly and demonstrably outweigh the benefits.

The clear inference from Severn Trent's response is that it is the incidence of flooding that causes the sewers to over-top and not the amount of development connected to the treatment works. The contribution to flood alleviation works will serve to mitigate these impacts and allows us to make a positive recommendation. The comments also refer to the need to manage surface water run-off and the support that Severn Trent give to the use of sustainable methods to ensure this. This is addressed by condition 11 of the recommendation in the main report.

With regard to the additional letter of representation from a local resident, the issue of flooding is dealt with in the main report. The proposed housing is not within the flood zone and no technical objections have been raised by professional consultees in this regard.

The housing element of the scheme is located on an area of land amounting to 1.7 hectares. For 39 dwellings this amounts to 23 dwellings per hectare. The density compares favourably with other modern residential areas in the village. The Mortimer Drive / Mortimer Close estate is approximately 25 per ha. Halletts Well is slightly less at around 17 per ha. This demonstrates that the scheme is not out of context in terms of its density in relation to the surrounding area.

NO CHANGE TO RECOMMENDATION