

EASTERN AREA PLANNING COMMITTEE

ON 12TH MARCH 2014

UPDATE REPORT

Item No:	(2)	Application No:	13/03187/COMIND	Page No.	19-48
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Site: Land north of Goring Lane, Grazeley

Planning Officer Bob Dray
Presenting:

Member Presenting: N/A

Parish Representative Mr Richard Thorne
speaking:

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Neil Hutchings

Ward Member(s): Councillor Mollie Lock
Councillor Geoff Mayes

1. FURTHER REPRESENTATIONS

1.1 None.

2. TRANSPORT AND HIGHWAY IMPACTS

- 2.1 For clarification, the new vehicular access track from Palmer's Lane is proposed to be 8 metres wide during construction, and thereafter reduced to 4 metres for maintenance access for the lifetime of the development. The width of track restored following construction will be subject to landscaping comprising a mix of native species subject to the Council's approval.
- 2.2 A revised Condition 5 (access construction before development) is set out in the recommendation below to ensure that a bonded surface is used for the first 3 metres of the new vehicular access to ensure that the risk of loose material migrating onto the public highway is minimised.
- 2.3 The details reserved for approval under Condition 15 have been amended for clarity to include arrangements for heavy goods vehicles accessing the site from the new access.

3. FLOOD RISK AND DRAINAGE

- 3.1 Since the publication of the committee report, negotiations over the final drainage proposals have been finalised between the applicants and the Council's Land Drainage Engineers. Overall, the engineers are satisfied that the development would be acceptable on flood risk and drainage terms, subject to the imposition of conditions.
- 3.2 The proposals are not considered to significantly alter the surface water run-off characteristics of the site. Scarifying of the ground after construction is proposed to restore the permeability of the ground where compacted by construction works. This measure can be incorporated into the Construction Method Statement (Condition 15 of the recommendation amended below).
- 3.3 Surface water swales have been proposed in accordance with a Swale Layout Plan (see copy at the end of this report). A topographical survey has revealed a steady slope down from the southern end of the site to the northern end. As such, the western swale runs between the two northern-most banks of photovoltaic modules in the western field. The eastern swale runs immediately to the north of the northern-most bank of photovoltaic modules, and then down part of the eastern boundary of the eastern field.
- 3.4 The surface water swales have been sized to accommodate 20% of the runoff volume from the current 100 year 6 hour storm so that increases in runoff associated with climate change can be attenuated on site. In accordance with Table 5 of the NPPF Technical Guidance, a development with a lifetime of 25 years would only be required to increase rainfall intensities by 10% to allow for the impacts of climate change when estimating surface water runoff. As such, the applicant suggests that the development proposals are providing twice the minimum required level of attenuation and are already considered to provide a large factor of safety.
- 3.5 The Council's Land Drainage Engineers have also advised that it is clear from past events that the ditch network surrounding the application site has not coped with large rainfall events, which includes dealing with the run-off from the application site itself. Maintenance works are therefore required on these ditches.
- 3.6 The ditches surrounding the application site are not in the Council's current programme of works. However, there is considered to be a direct relationship between the proposed development and the need for these ditches to function effectively. As such, it should be a condition of any permission that the applicant carried out ditch maintenance in order to improve the capacity of the receiving watercourse.
- 3.7 In order to avoid substantial size swales and potential damage to surrounding trees, the Council's Land Drainage Engineer has accepted run-off rates greater than 25 l/s. This is on the basis that the swales would act to spread surface water run-off across the whole northern boundary, rather than at one or more points. Furthermore, the improved maintenance of the ditches surrounding the site would sufficiently compensate for the increase run-off rates, and prevent any demonstrable additional flood risk.

4. RECOMMENDATION

5. **Amended: Access construction before development**

No development shall take place until details of the new vehicular access to the site from Palmer's Lane have been submitted to and approved in writing by the Local Planning Authority. Such details shall ensure that bonded material is used across the entire width of the access for a distance of three metres measured back from the carriageway edge. The new vehicular access to the site from Palmer's Lane shall be the first development operation undertaken. No other development shall take place until the new vehicular access has been completed in accordance with the approved details.

Reason: In the interest of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012) and Policies CS13 and CS14 of the West Berkshire Core Strategy (2006-2026).

15. **Amended: Construction method statement**

No development shall take place until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall provide for:

- (a) The arrangements for heavy goods vehicles accessing the site from the new vehicular access off Palmer's Lane.
- (b) The parking of vehicles of site operatives and visitors;
- (c) Loading and unloading of plant and materials;
- (d) Storage of plant and materials used in constructing the development;
- (e) The erection and maintenance of security hoarding;
- (f) Wheel washing facilities.
- (g) Scarifying of the ground after construction to restore the permeability of the ground.

Thereafter the demolition and construction works shall incorporate and be undertaken in accordance with the approved statement.

Reason: To safeguard the amenity of adjoining land uses and occupiers, and in the interests of highway safety. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), and Policies ADPP1, ADPP6, CS13 and CS14 of the West Berkshire Core Strategy (2006-2026).

20. **Additional: Sustainable drainage measures**

No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority. These details shall incorporate the implementation of Sustainable Drainage methods (SuDS) in accordance with best practice and the proposed national standards;

The above sustainable drainage measures shall be implemented in accordance with the approved details before any electricity is generated by the development hereby permitted, or in accordance with a timetable to be submitted and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter until the development is decommissioned. Details of the final state of the sustainable drainage measures shall be included as part of the restoration scheme required under Condition 3.

Reason: To ensure that surface water will be managed in a sustainable manner. To prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006).

21. Additional: Maintenance of ditches

No development shall take place until details of a scheme for the maintenance of the ditches surrounding the application site has been submitted to and approved in writing the Local Planning Authority. The scheme shall be designed to improve the capacity of the receiving watercourse for surface water run-off from within the application site, and shall include a timetable for implementation. The maintenance scheme shall thereafter be implemented in full, in accordance with the approved details.

Reason: To ensure that surface water will be managed in a sustainable manner. To prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policy CS16 of the West Berkshire Core Strategy (2006-2026), and Part 4 of Supplementary Planning Document Quality Design (June 2006).

