

APPLICATION NO: 17/01411/OUT		OFFICER: Miss Michelle Payne
DATE REGISTERED: 19th July 2017		DATE OF EXPIRY: 18th October 2017
WARD:		PARISH:
APPLICANT:	Finch Investments Ltd	
AGENT:	Mr Philip Staddon	
LOCATION:	Phase 1, Land At Old Gloucester Road, Cheltenham	
PROPOSAL:	Outline application for proposed residential development of up to 90 dwellings, associated open space, landscaping and infrastructure, including new vehicular access to Old Gloucester Road	

Update to Officer Report

1. OFFICER COMMENTS

1.1. Drainage and flooding

1.1.1 Local plan policy UI1 (development in flood zones) seeks to prevent residential development where it would adversely affect flood flows or flood storage capacities; and would not provide adequate protection against flooding. Policy UI2 (development and flooding) states that development will only be permitted where, in the case of new development, it would not increase the quantity or rate of surface water run-off.

1.1.2. In addition, policy UI3 (sustainable drainage systems) requires the incorporation of a SuDS scheme in all new developments.

1.1.3 As set out in the main report, the application has been accompanied by a Flood Risk Assessment and a Sustainable Drainage Statement.

1.1.4 The north-eastern part of the site is currently shown to be within Flood Zone 2 on the Environment Agency's Flood Map for Planning. The Environment Agency (EA) has reviewed the application, including the Flood Risk Assessment (FRA), and raises no objections to the proposed development. The proposals are considered to be 'more vulnerable', and within Flood Zone 2 such development is considered to be appropriate as set out in Table 3 (flood risk vulnerability and flood zone 'compatibility') of the nPPG.

1.1.5 Notwithstanding the above, the EA identifies that Flood Zone 2 shown on their flood map "is related to an historic event, but may be defining other forms of flooding that do not originate from the watercourses upon the site" and therefore recommend that the Lead Local Flood Authority (LLFA) be consulted in relation to other (non-fluvial) sources of flooding.

1.1.6 Members will have noted the responses from the LLFA in the main report, which set out the LLFA's objection to the proposals. The LLFA's overriding concern relates to the proposed location of an attenuation basin within the current Flood Zone 2; the LLFA considers this inappropriate when much of the development itself is within Flood Zone 1.

1.1.7 Whilst officers acknowledge the LLFA's objection, weight must be afforded to the EA's 'no objection' response. Additionally, it should be noted that the LLFA do not object 'in principle' to the development of the site.

1.1.8 With all of the above in mind, as this is an outline application with all matters reserved, it is suggested that this matter could be reasonably dealt with by way of a

condition, and this approach has been endorsed by the LLFA; the suggested condition reads:

The reserved matters application shall include a scheme for the provision and implementation of a Sustainable Drainage System (SuDS), including the position of any above ground storage features and measures to control post development surface water drainage rates and quality to greenfield equivalents. The drainage works shall thereafter be constructed in accordance with the approved details prior to first occupation of any buildings on the site.

Reason: To ensure sustainable drainage of the development, having regard to Policy UI3 of the Cheltenham Borough Local Plan (approved 2006). Approval is required upfront because the design of the drainage is an integral part of the development and its acceptability.

2. CONCLUSION AND RECOMMENDATION

- 2.1. In conclusion, officers consider that when assessed against the provisions of the NPPF, Local Plan Policy, and the emerging JCS, the proposed development is acceptable in principle.
- 2.2. It should be remembered that the application is in outline with all matters reserved. The information submitted with the application is indicative and only seeks to demonstrate that it is technically feasible to accommodate the amount of development proposed in an acceptable manner.
- 2.3. It is acknowledged that matters relating to drainage and flooding have not been fully addressed at this time but there is no objection in principle, and the outstanding matters are not considered to be insurmountable and should not lead to the conclusion that the proposal is unacceptable.
- 2.4. The proposal would represent an appropriate and efficient use of the site, the principle of which should be supported.
- 2.5. The proposal is considered to be acceptable and is recommended for approval subject to a signed Unilateral Undertaking and a number of conditions relating to, but not limited to, highways, SuDs, landscaping, trees, external materials, etc.
- 2.6. A full schedule of conditions will follow in an update.