

## **Planning and Highways (West) Committee**

**27 October 2020**

### **Late Sheet Report**

#### **ITEM 4 – Applications made under the Town and Country Planning Acts and Regulations made there under.**

**Reference No.:**

20/00021/FUL Full Application

**Proposal:**

Application for the erection of a 50 bedroom Care Home with associated car parking and landscaped gardens.

**Location:**

Land Adjacent to Springfield House, Bunker Hill, Houghton-le-Spring, DH4 4TN.

Further to the main agenda report, additional comments have been received from the Lead Local Flood Authority (LLFA) relating to Flood Risk and Drainage and the Natural Heritage Section with reference to Ecology. Taking each matter in turn.

#### **Flood Risk and Drainage**

Further to the receipt of the updated drainage strategy (ref: JCC20-047-C-02 Rev 02 dated October 2020), it is noted that the proposed development seeks to implement a surface water drainage strategy that follows the following principles:

- Flows will be collected from rooftops, roads, footpaths and all hardstanding areas and conveyed via gravity to the drainage network;
- Flows will pass through appropriate SuDS source control, including permeable paving;
- A flow control device will restrict flows from the development to 3.2 l/s to the existing network;
- Peak flows in excess of discharge rates during storms up to 1 in 30 years will be attenuated below ground within the network. Peak flows in excess of discharge rates during storms up to 1 in 100 years, plus 40% for climate change will attenuated on site.

Following consultation with the LLFA, it is acknowledged that likelihood of groundwater flood risk is low at this location, however prior to a recommendation for approval being made, additional information is being sought, addressing and confirming future access to the stormbloc tanks, detail of source control interception and a plan indicating how the site will mitigate the risk of surface water run-off during the site stripping.

The LLFA have confirmed that the above matters can be satisfactorily addressed, and it is recommended that the application is delegated to the Executive Director of City Development to resolve the matter of drainage.

Further to a satisfactory resolution of the drainage issues, it is recommended that the application is approved subject to the draft conditions listed in the main agenda report. Should the matter of drainage not be satisfied the application will be brought back to Committee for Members to determine.

## **Ecology**

Further to receipt of the Biodiversity Management Plan, the Natural Heritage Section have confirmed that the aims of the Plan are considered to be acceptable and the proposal accords with relevant Core Strategy Development Plan policies NE1, NE2, NE3, NE4, NE7, NE8, NE9 and NE11.

## **Conclusion**

Further to the main Agenda report, the proposal is considered to provide an appropriate form of development of the site, matters relating to design, amenity, highways and ecology have all been satisfactorily addressed, the only outstanding matter to resolve relates to drainage and flood risk and the LLFA have confirmed that these matters can be satisfactorily addressed with the submission of additional detail.

Subject to the satisfactory resolution of the drainage issues, it is recommended that the application is approved subject to the draft conditions listed in the main agenda report. Should the matter of drainage not be satisfied the application will be brought back to Committee for Members to determine.

## **Recommendation:**

**Delegate to the Executive Director of City Development**