

ADDENDUM

LA01/2016/1157/F

FULL PLANNING

Update

An email was received from the agent on 14 December 2017 suggesting that the previous commenced approval could not proceed further, for the following reasons:

- the previously approved site (C/2005/1272/F) is partially located within a predicted flood area as identified on surface water flood maps; and
- the application of a 5m maintenance strip along the adjacent undesignated watercourse (ditch) restricts the buildability of the previously approved site.

The developer can mitigate any surface flooding impact by providing requisite drainage arrangements, as per Rivers Agency consultation response dated 20 November 2017.

The adjacent watercourse does not have to be maintained from the western bank where the previous approval has already commenced. Rather, the watercourse can be maintained from the eastern bank, as per Rivers Agency consultation response dated 20 November 2017.

Recommendation

That the Committee notes the contents of the Addendum and agrees with the recommendation to refuse, as set out in paragraph 9.1 of the Planning Committee Report.