

**AMENDMENTS FOR
DEVELOPMENT CONTROL COMMITTEE 4 DECEMBER 2013**

SECTION C

Item 5

APPLICATION NO.	13/00823/FULPP
PROPOSAL	Amalgamation of existing retail units with external and internal alterations to facilitate the creation of a larger A1 retail unit.
LOCATION	The Arcade Victoria Road, Aldershot

Additional response from the Council's Estates Officer. The proposal should enhance this location and increase footfall in Wellington Street. No Objection.

AGENDA ITEM 4

**24 St.Michael's Road, Farnborough
Confirmation of Tree Preservation Order 462A**

At the request of the Chairman, this item has been deferred from the agenda to enable a Members' site visit to take place before the item is considered. The site visit is scheduled for 9am on Saturday 14 December 2013, and the item will be considered at the next Development Control Committee on 8 January 2014.

AGENDA ITEM 5

Title of report should read

Variation of Legal Agreement Relating to North Town Redevelopment Phase I and amendment to Committee Resolution for North Town Redevelopment Phase II.

AGENDA ITEM 6

Aldershot Urban Extension (Wellesley) Amendments to Resolution to Grant

Head of Terms 12.15 Sports Pavilion

The number of changing rooms required has been amended to 6 in line with revised Football Foundation standards for 5 pitches.

Environment Agency

Following further discussion between the Environment Agency and the Applicants' consultants, and additional submissions in respect of the drainage strategy the EA have confirmed they have no objection to the proposal subject to the imposition of an additional condition 22a in relation to the Maida Phase 1 element, and additions to Condition 13 as follows:

Additional condition 22a:

In respect of surface water drainage the development hereby permitted shall be carried out in accordance with the details contained within:

- Email from David Howley received 26/11/13 11:37am
- Clarification note 25 November 2013
- Submission dated 18th November 2013 as amended 22/11/13 (received 10:45am)
- The Flood Risk Assessment (Dec 2012)
- Clarifications on Flood Risk Assessment (May 2013)

which detail an attenuation based system with no infiltration.

The mitigation measures proposed shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Any amendments to the proposed surface water management scheme for Phase 1 Maida are to be agreed in writing by the local planning authority prior to installation and subsequently implemented and retained as agreed.

Reason - To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

Amended Condition 13:

Development shall not commence on any reserved matters area (excluding Phase 1 Maida) until a detailed surface water drainage scheme for that reserved matter area, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, consistent with the Site-wide Drainage Strategy which comprises:

- Email from David Howley received 26/11/13 11:37am
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- The Flood Risk Assessment (Dec 2012)
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has been submitted to and approved in writing by the local planning authority. Before development within each reserved matters area commences the relevant scheme must be implemented in accordance with the approved details. The scheme shall include:

- Calculations of:
 - a) the existing surface water discharge rates and volumes for the 1 in 1, 1 in 30 and 1 in 100 storm events; and
 - b) the proposed surface water discharge rates and volumes 1 in 1, 1 in 30, 1 in 100 plus climate change storm events. These calculations must clearly demonstrate how proposed runoff rates will be reduced below the existing runoff rates and how proposed discharged volumes will not be increased.
- Detailed plans of the existing and proposed drainage scheme layout with pipe numbers labelled to allow the correlation between the plan and runoff calculations to be identified.
- A demonstration of how the detailed drainage strategy for this reserved matters area is in accordance with the designs and calculations of the Site-wide Drainage Strategy
- Details of infiltration test results carried out in accordance with BRE 365
- A demonstration that any strategic infrastructure drainage identified in the Site-wide Drainage Strategy for which this reserved matters area is reliant on is fully functioning before development of the phase commences.
- A demonstration that there will be no flooding within the 1 in 30 storm event arising from the pipe network and any flooding from the 1 in 100 plus climate change storm event will be safely contained on site in accordance with FD2320/TR2.
- A demonstration that any flooding within the reserved matters area arising from outside of that phase will not pose a hazard to any site users in accordance to FD2320/TR2
- A demonstration that a range of Sustainable Drainage Systems (SuDS) measures have been employed on site and how these contribute to the Site-wide Drainage Strategy's SuDS Management Train
- A demonstration that the impact that the development will have on the surface water sub-catchment (whether named or not) as outlined in the drawing and table below, will not increase flood risk

Drawing: Existing surface water drainage catchments and development zones CS/050416/UTI/DR/001 Rev A dated 12/12/12

Table: Clarifications on Flood Risk Assessment (May 2013), The Table within Section 6, page 10 and 11.

Reason - To prevent the increased risk of flooding, to improve and protect water quality.

*Some of the phases have the potential to alter surface water sub-catchments thereby increasing flood risk in the retained MOD land, other off site areas, and runoff received by other phases. To prevent flood risk increasing there will be some phases where some strategic drainage will need to be in place ahead of building the phased areas, this may be located in a different development zone. These phases and the sizing and type of infrastructure will need to be identified ahead of the phase they are located in.