

Public Document Pack



Planning Committee

Wednesday, 5 October 2022 at 6.30 pm

Council Chamber, Runnymede Civic Centre, Addlestone

Supplementary Agenda

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Runnymede Borough Council

PLANNING COMMITTEE

Wednesday 04 October 2022 at 6.30 pm

A D D E N D U M

Item 5(a): RU.22/0512 Land at Longcross North, Longcross

A letter expressing support for the application has been received.

The letter advises that the application is in line with the anticipated development when they purchased the property. The green space and recreational areas will be a welcome addition and improve the amenities that are available to all residents. They do not expect significant traffic volumes, noise or pollution to result from this application.

Clarification

Paragraph 11 of the report refers to clause 18 of the S106 Agreement. As there is no clause 18, it should instead refer to paragraph 18 of Schedule 1 of the S106 agreement

Item 5(b): RU.20/0374 Thorpe Park Resort, Staines Road

Points of clarification:

Para 2.8: The inlet lake which forms part of this planning application is within the Site of Important Nature Conservation (SINC), not adjacent. The planning application has been assessed on the correct basis.

Para 7.4.3: The definition of the functional floodplain has recently been updated in Government guidance. The National Planning Policy Guidance (NPPG) (2022) now states that the identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. It also states that functional floodplain will normally comprise land having a 3.3% (1 in 30) or greater annual probability of flooding. NPPG (2022) also states that Local Planning Authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. The Runnymede SFRA (2018), which informs the current Local Plan, defines the functional floodplain as the 5% (1 in 20), with clarification on developed and undeveloped land. It is considered that this remains in line with the updated NPPG (2022) guidance and the assessment on the development being in the functional flood plain has been taken forward on this basis.

Add additional condition:

Site Waste Management Plan

Prior to commencement of development, including demolition a Site Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority this should be based on the information contained in the approved Construction Environmental Management Plan.

Reason: To achieve sustainable development and to comply with Policies SD7 and EE2 of the Runnymede 2030 Local Plan and guidance in the NPPF.

The applicants have also requested the following points be brought to the attention of Members

Para 7.5.6 and 7.5.7: Whilst officers do consider that this has been made clear the applicants request that it is clarified that as Area 3 was “given up for community benefits” it does not form part of the hydraulically connected floodplain compensation areas

Para 7.5.28: The applicants have requested it be clarified that not the entire park is in Flood Zone 3a /3. Most of the park is, however, there are some small parts in flood zone 2.

Para 8.8: The London Resort project has been delayed, but the developers have identified a continued commitment to the project. Thorpe Park highlight that this would form a new and additional competitor in an already competitive market