

WYRE FOREST DISTRICT COUNCIL**PLANNING COMMITTEE**
8TH NOVEMBER 2011**ADDENDA AND CORRECTIONS**

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
PART B 10/0110/FULL	27	<p><u>Environmental Health (Housing)</u> - We would want the site to be able to meet the national model conditions for site licences as amended and adopted by the Council. <i>(Officer Comment - In order for the site to achieve a site licence it needs to meet certain requirements which in summary encompass the site layout, boundary treatment, lighting, type of caravan bases, utilities, refuse disposal, fire safety and maintenance. Planning conditions cannot be attached to the decision to ensure that it meets site licence requirements as the licence is outside of planning control and as such the requirements would duplicate other legislation. Therefore the applicants shall be made aware of the need to obtain a site licence via a note attached to the decision).</i></p> <p><u>Correction</u> Page 51, paragraph 4.41, 3rd bullet point. The final line is incorrect. Application 11/0498/FULL was considered by Planning Committee at the October Meeting, and was Refused</p> <p><u>Officer Comments</u> - At the last Committee members were minded to recommend approval. In this basis, as required by PPS25, the Environment Agency have been reconsulted and there follows a summary of their response.</p> <p><u>Environment Agency</u> - We acknowledge and support the comments made in relation to flood risk in your officer report to committee, as detailed within the committee minutes. We would reiterate that this full application for development within Flood Zone 3 should meet the requirements of the Sequential Test, in line with Planning Policy Statement (PPS) 25 'Development and Flood Risk'. In addition to PPS25, Policy B (11, e) of the draft PPS on 'Planning for Traveller Sites' and Policy CP06 (Criteria 5) of your Council's adopted Core Strategy (December 2010) refer to locating sites outside of areas at high risk of flooding. In our opinion, the draft National Planning Policy Framework reinforces this position.</p>

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		<p>We would not support the siting of 'highly vulnerable' development within the high risk floodplain (Flood Zone 3).</p> <p>In providing for a safe pedestrian access route the applicant has indicated the provision of a secondary route to the north east of the site onto Sandy Lane. Although this route is on higher land than the main access to the site, the levels provided show that it would still experience depths of flooding to 940mm during the design flood event (1% plus climate change event), which poses a 'danger for most'. Based on the information submitted, we do not consider it has been demonstrated that the proposed development would be safe for occupiers in this location.</p> <p>The Flood Risk Assessment refers to a Flood Evacuation Management Plan for the site and we note you are recommending a condition for a Flood Evacuation Management Plan is attached to the permission.</p> <p>We note the applicant has provided a temporary evacuation site (Heather View, Lower Heath) for the caravans that is located within Flood Zone 2. Based on our LiDAR (light detection and data ranging) information the ground levels are generally between 20 and 21m AOD for the temporary evacuation site. Once the occupants have driven out of Sandy Lane, they should not need to drive back into a Flood Zone 3 area to reach this site.</p> <p>The plan refers to the site as a storage area. We would not comment on where the occupiers of the caravans would stay during a flood event or the availability of suitable amenities.</p>
		<p>I trust the above comments assist in explaining and clarifying our position, which is to maintain a formal objection to this application on flood risk grounds.</p> <p><u>Officer Comment</u> - As explained at Paragraph 5.9 the application has been advertised under the Departure procedure. The press notice will not expire until 17th November. Therefore should Members be minded to approve the application the decision could not be issued until the expiry of the press notice subject to no new material objections raising issues relating to the departure from Development Plan Policy.</p>

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11/0195/FULL	60	<p data-bbox="579 338 1406 412"><u>Stourport on Severn Town Council</u> - Recommend Refusal due to the susceptibility of the site to flooding.</p> <p data-bbox="579 450 895 524"><u>Watercourse Officer – Policy</u></p> <ul data-bbox="579 524 1426 925" style="list-style-type: none"> - PPS 25: Caravan sites intended for permanent residential use are classed as highly vulnerable use and should not be permitted within flood zone 3 - Wyre Forest District Council could allow development if satisfied Sequential Test criteria are met, which basically means that no other sites come forward at areas at a lower risk of flooding - Wyre Forest District Council Core Policy CP06 ‘Providing accommodation for gypsies, travellers and travelling show people’: The site should not fall within areas at higher risk of flooding <p data-bbox="579 965 1406 1249">PPS 25 states that flood resistance and resilience measures should not be used to justify development in inappropriate locations. For a high vulnerable use as this residential site flood zone 3 is an inappropriate location and that’s why it is stated in the Council’s Core Policy CP06 that a new site should not be located in an area at a higher risk of flooding. However, this is of course not a new site.</p> <p data-bbox="579 1290 746 1326">Flood Risk</p> <ul data-bbox="579 1330 1406 1771" style="list-style-type: none"> - In the Flood Risk Assessment accompanying the planning application it is stated that the site is within flood zone 2. However checking the Floodmap of the Environment Agency it is clear that both the site and access route (Sandy Lane) are located within flood zone 3 (>1:100). - 1 in 100 year flood level is stated to be 19.82m - The FRA states that during a 1 in 100 year flood dry access and exit from the site cannot be achieved. It is stated that in this location the wading depth would be 570 mm . - The Environment Agency give an indication of 800 mm

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		<p>Mitigation measures proposed</p> <ul style="list-style-type: none"> - <u>Elevate caravans</u>: The finished floor level of the existing and recently sited caravans is typically 19.70 m. To satisfy the Environment Agency the finished floor level should be set 600 mm above the 1 in 100 year flood level (which is 19.82 m) plus 300 mm climate change, i.e. 20.72 m. this would leave the caravans approximately 1.47 m above the existing ground level. This is thought impractical and therefore the proposal is to raise the caravans up to 19.82 m, the 1 in 100 year flood level. - <u>Evacuate residents</u>: The wading depth would be 570 mm according to the FRA or 800 mm according to the Environment Agency and can therefore in my opinion not be classed as a safe evacuation route. This means that evacuation needs to be arranged at an early stage. <p>Burden on emergency services</p> <p>Even if the damage to the caravans is mitigated, residents will have to be evacuated since it is not safe for them to stay in the caravans. Residents evacuated may have to leave the site for a number of days during a flood event. During this time residents will have to stay in alternative accommodation / rest centres.</p> <p>Evacuation Plan</p> <p>The FRA states that each plot will be provided with literature from the Environment Agency as part of their occupancy agreement and in turn they will prepare a flood plan based upon these documents. However, given the risk to the site it would be much more appropriate if an evacuation plan is constructed.</p> <p>PPS Practical Guide's Figure 7.2 specifies that flood warning and evacuation plans should include:</p> <p>How flood warning is to be provided, such as:</p> <ul style="list-style-type: none"> • availability of existing flood warning systems; • rate of onset of flooding and available flood warning time; <p>and</p> <ul style="list-style-type: none"> • how flood warning is given. <p>Particular attention should be given to the communication of warnings to vulnerable people including those with impaired hearing or sight and those with restricted mobility</p>

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		<p>What will be done to protect the development and contents, such as:</p> <ul style="list-style-type: none"> • how easily damaged items (including parked cars) will be relocated; • the availability of staff/occupants/users to respond to a flood warning, including preparing for evacuation, deploying flood barriers across doors etc; and • the time taken to respond to a flood warning. <p>Ensuring safe occupancy and access to and from the development, such as:</p> <ul style="list-style-type: none"> • occupant awareness of the likely frequency and duration of flood events; • safe access to and from the development; • ability to maintain key services during an event; • vulnerability of occupants, and whether rescue by emergency services will be necessary and feasible; and • expected time taken to re-establish normal use following a flood event (clean-up times, time to re-establish services etc.). <p>Conclusions and recommendations</p> <p>If this was a planning application for a new site then I would definitely recommend refusal. However, the caravans are already there and I understand that it is not Wyre Forest District Council's intention to enforce them to leave. It seems best to instead make recommendations to minimise the flood risk for the people living there.</p> <p>A condition should in my opinion be attached that a Flood Evacuation Plan should be comprised, and approved by the Council, using the guidance presented in Chapter 7 of the before mentioned PPS Practical Guide. The Flood Evacuation Plan needs to include how this plan gets updated and how potential occupants are made aware of the likely frequency and duration of flood events, the potential impacts and the information included in the Flood Evacuation Plan.</p>

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		<p>It is understood that when flood water is just about to enter the site both the vehicle and pedestrian access/exit will already be flooded, making it impractical to relocate caravans and cars and complicating the evacuation process sincerely. This means that it is very important that a decent Flood Evacuation Plan should be comprised. PPS 25 states that the local authority's emergency planning officer should be able to provide advice to developers producing an evacuation plan. I don't think that all the detailed information needed to comprise a thorough Flood Evacuation Plan is yet provided.</p> <p>The following conditions need in my opinion to be attached too regarding the following:</p> <ul style="list-style-type: none"> - Caravans need to be elevated to at least 19.82 m AOD, the 1 in 100 year flood level. However, ideally the caravans should be elevated higher – Environment Agency standard advice is 600 mm + 300 mm above 1 in 100 year flood level. - Appropriate mitigation measures need to be taken to prevent caravans getting swept away and smashed into each other during a flood, to prevent that floating 'debris' (transported by the river or originating from the site itself) causes damage in colliding with caravans and to prevent that regulators get ripped of from gas bottles etc. <p><u>Environmental Health (Housing)</u> - We would want the site to be able to meet the national model conditions for site licences as amended and adopted by the Council. <i>(Officer Comment - In order for the site to achieve a site licence it needs to meet certain requirements which in summary encompass the site layout, boundary treatment, lighting, type of caravan bases, utilities, refuse disposal , fire safety and maintenance. Planning conditions cannot be attached to the decision to ensure that it meets site licence requirements as the licence is outside of planning control and as such the requirements would duplicate other legislation. Therefore the applicants shall be made aware of the need to obtain a site licence via a note attached to the decision).</i></p>

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		<p>Environment Agency - Final Comments received following notification that a recommendation for Approval was being progressed:</p> <p>Whilst we acknowledge that there is an existing tolerated gypsy caravan park on part of the site, the full application for two new pitches within Flood Zone 3 should meet the requirements of the Sequential Test, in line with Planning Policy Statement (PPS) 25 'Development and Flood Risk'. In addition to PPS25, Policy B (11, e) of the draft PPS on 'Planning for Traveller Sites' and Policy CP06 (Criteria 5) of your Council's adopted Core Strategy (December 2010) refer to locating sites outside of areas at high risk of flooding. In our opinion, the draft National Planning Policy Framework reinforces this position.</p> <p>Given the scale of the proposed development (not classed as major development) we would rely on your Council applying the requirements of the Sequential Test in this instance, and trust that you have taken this into consideration in determining the suitability of the proposed development in this location</p> <p>The Flood Risk Assessment (FRA) submitted with the application details a 1% plus climate change flood level of 20.12m AOD in this location and we would accept this level, in this instance. Depths on site would be approximately 800mm during this design flood event.</p> <p>In considering flood risk to the property, the FRA states that it is not practicable to raise the caravans so that the floor levels would be set at least 600mm above the 1% plus climate change flood level (at 20.72m AOD) in providing sufficient freeboard. The FRA states that the caravans would be raised above 19.82m AOD, but has not confirmed a level. It is therefore currently unclear what level of protection the caravans will have during a 1% plus climate change flood event and whether alternative flood proofing /management has been considered or is achievable.</p>

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		<p>In considering flood risk to the occupants, the FRA acknowledges that safe pedestrian access/egress is not available for the site during the 1% plus climate change flood event. The road adjacent to the site access is at approximately 19.29m AOD. This would mean that during the 1% plus climate change flood event it would be up to approximately 800mm under water, which poses a 'danger for most'</p> <p>Based on the above, we do not consider it has been demonstrated that the proposed development would be flood resilient or safe for occupiers in this location. On this basis we would maintain our objection.</p> <p>The Flood Risk Assessment refers to a Flood Evacuation Management Plan in managing the flood risk and we note from your committee report that you consider <i>'sufficient plans can be put in place to enable a co-ordinated emergency evacuation strategy and can be provided to allow residents to vacate the site in sufficient time.'</i> Your Council through consultation with your Emergency Planners should be satisfied with discharging the detail of the plan.</p> <p>Suggested condition on Flood Risk Management (already recommended)</p> <p><u>Corrections</u></p> <p>Paragraph 4.4, 2nd sentence should read "PPS25 advises that highly vulnerable uses (which includes caravan sites) should not be sited within Flood Zone 3"</p> <p>Condition 3 should read "Submission of flood evacuation plans within two months of the date of decision"</p> <p>Condition 4 should read "Within three months of the date of the decision, details of the disposal of surface water and foul sewage"</p> <p>Condition 5 should read "Submission of noise mitigation plans within two months of date of decision; implementation within six months of decision"</p>

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		<p>Condition 5 should read “Submission of noise mitigation plans within two months of date of decision; implementation within six months of decision”</p> <p><u>Add Note</u> This permission does not give any permission required for a site licence. Contact Housing Services Manager</p>
11/0408/FULL	67	<p><u>Correction</u> Remove condition 7</p> <p><u>Add Conditions</u></p> <ul style="list-style-type: none"> - No External Storage - Working Hours for B2 uses - No External Working - Units to be used for B1, B2 and B8 uses