

Planning & Regulatory Committee 27 November 2024      Item No 8

## UPDATE SHEET

### SURREY COUNTY COUNCIL PROPOSAL RU.23/1759

**DISTRICT(S)**    RUNNYMEDE

#### **Meadowcroft Community Infant School, Little Green Lane, Chertsey KT16 9PT**

**Extension to existing school and new classroom building following demolition of existing caretaker's accommodation, alteration to parking layout, and alteration to external areas including multi-use games area to enable increase in pupil numbers from 90 to 210.**

#### **CONSULTATIONS AND PUBLICITY**

##### ***Key issues raised by public***

Two further representations have been received since the agenda was published.

The first expresses gratitude for addressing concerns over surface water flooding in the Officer Report, claims that the report accurately describes the surface water drainage issue outside the school and the neighbouring property to the west on Little Green Lane, references enforcement action commenced and subsequently abandoned by the SCC Flood Risk and Climate Resilience Team against the owners of Greenacres Mobile Home Park on Bittams Lane due to the overgrown and blocked drainage ditches and culvert entrance along Bittams Lane not being properly maintained, and queries whether the recommendation could be conditional on the enforcement of the proper clearance of the overgrown and blocked drainage ditches and culvert entrance along Bittams Lane adjacent to Greenacres.

The second requests that the size of the site, flooding concerns and the proximity of existing dwellings are given due consideration prior to the decision being made, points out that the majority of the site is within an indicative area of flooding, and draws attention to the following points:

1. That 18 trees will be lost on-site and there will be a net-loss of biodiversity on-site.
2. As mature trees help to soak up moisture, the planting of 125 small trees off-site around 2 miles away is not beneficial to any potential localised flooding at and around the school.
3. Tree loss will have a detrimental effect on air quality with the site being close to an Air Quality Management Area (AQMA), and
4. A Thames Water Sewage Pumping Station lies around 15m from the western boundary which is contrary to Thames Water Best Practice and is likely to periodically impact in terms of odour, light, vibration and/or noise.

##### Officer Response

In response to the first representation, Officers consider that it would be unreasonable to amend the recommendation along the lines suggested. This is because the maintenance of drainage ditches and the culvert entrance on Bittams Lane is not the responsibility of the applicant and a matter beyond their control. Further, the applicant has already demonstrated that the application would not increase surface water flooding and would improve the current situation. Further,

proposed Condition 16 would ensure that the off-site highway works would not increase surface water flooding elsewhere.

The second representation does not raise any new issues that are not already covered in the Officer Report.

## **CONDITIONS**

### **Condition 16**

Amend Condition 16 (clause [a] and final sentence revised) to read as follows:

Within 6 months of the commencement of the development hereby permitted, details of the off-site highway works shall be submitted to the County Planning Authority for approval in writing. The submitted details shall demonstrate:

- a) that the proposed highway works including any raised tables and excavation works on the existing grass verge would not increase surface water flooding elsewhere.
- b) measures to manage and control root pruning and disruption to Tree 36 (English Oak), as shown on Drawing No. SJA TCP 23447-011 Tree Constraints Plan dated September 2023, during the carrying out of excavation works within the Root Protection Area of the tree.

The approved highway works shall be implemented prior to the first occupation of the development hereby permitted in accordance with the approved details.

### **Condition 17**

Amend Condition 17 (references to root protection area inserted into clause [b] and Tree Protection Plan inserted into clause [c]) to read as follows:

Prior to the commencement of the development hereby permitted, including demolition works, an updated detailed Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the County Planning Authority. The AMS shall include:

- a) evidence that the paths and parking bays can be constructed without loss of tree roots over 25mm.
- b) profile plans with heights showing the batters and soil build up within the root protection area (RPA) of retained trees requiring above soil surfacing.
- c) measures to mitigate the impact on Tree 24 (Norway Maple), as shown in Appendix 4 (Drawing No. SJA TPP 23447-041 Tree Protection Plan dated October 2023) of the Arboricultural Implications Report ref: SJA air 23447-01 dated October 2023, to ensure that any over dig into the root protection area is avoided and any harm to roots encountered is avoided or minimised with all work to take place under the direct supervision of an approved arboricultural consultant.

The development shall be implemented in accordance with the approved AMS.

### **Condition 20**

Amend Condition 20 (revision to clause [d]) to read as follows:

Prior to the commencement of the development hereby permitted, including demolition works, a detailed Landscape and Ecological Management Plan (LEMP) for both the on-site, and off-site habitats at Almnerns Farm Smallholding, 110 Almnerns Road, Lyne, Surrey shall be submitted to and approved in writing by the County Planning Authority. The LEMP shall include:

- a) habitat specifications (planting lists) and precise management prescriptions demonstrating how habitats will reach 'good' condition.

- b) clear referencing of the condition criteria for each habitat.
- c) an updated habitat baseline for Almnerns Farm as the number of hedgerows in the off-site mitigation area is inconsistent between the Biodiversity Metric 4.0 - Calculation Tool v3 dated 23 September 2024 and the Biodiversity Net Gain Baseline Report for Almnerns Farm Smallholding V1, AIDash, dated 16 August 2024.
- d) details of the management and maintenance of the proposed on and off-site provisions for a 30 year period.

The development shall be implemented in accordance with the approved details.

This page is intentionally left blank