

Planning & Regulatory Committee 21 November 2023      Item No 7

## UPDATE SHEET

### SURREY COUNTY COUNCIL PROPOSAL EL2023/1953

**DISTRICT(S)**    ELMBRIDGE

#### **Land south-west of Waterside Drive, Walton on Thames, Surrey**

**The construction of a new special educational needs school, including sport courts and pitches, vehicle parking, landscaping and new vehicular and pedestrian access from Waterside Drive.**

#### **Consultations and Publicity**

The consultation and publicity section of the officer's report (paragraphs 34 and 35) are updated as follows:-

11 additional letters of representation have been received in support of the application and the comments are set out below:-

- Insufficient SEN schooling provisions within Elmbridge
- Proposal would provide much-needed support to children
- Access to high quality state-maintained education
- Proposal provides many public and wellbeing benefits

Overall 29 letters of representation have been received, 13 objections, 15 support and 1 comment.

#### **RECOMMENDATION**

An amendment to conditions 13, 15 and 28 (c) have been made.

##### Condition 13 – Sport England

The playing field shall be used for Outdoor Sport and for no other purpose (including without limitation any other purpose in **Class F2 of the Town and Country Planning (Use Classes) Order 1987 as amended**, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

##### Condition 15 – SuDS

Prior to the installation of the drainage (**including any temporary drainage measures required to manage surface water during the construction phase**) for the development hereby permitted, details of the design of surface water drainage scheme shall be submitted to and approved in writing by the County Planning Authority. The design must satisfy the SuDS Hierarchy and be compliant with the national Non-Statutory Technical Standards for SuDS, NPPF and Ministerial Statement on SuDS. The required drainage details shall include:

- a) Evidence that the proposed final solution will effectively manage the 1 in 30 (+35% allowance for climate change) & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development. Associated discharge rates and storage volumes shall be provided using a maximum discharge rate 2.82 litres/second.
- b) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.). Including details of the proposed raingarden, permeable paving, tree pits and attenuation basin.
- c) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how property on and off site will be protected from increased flood risk.
- d) Details of drainage management responsibilities and maintenance regimes for the drainage system.
- e) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

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

#### Condition 28 – LEMP

Within 6 months from the date of the permission, a landscape and ecological management plan (LEMP) shall be submitted to the County Planning Authority for approval in writing and thereafter implemented in accordance with the approved details. The LEMP shall include:

##### On site provisions – Waterside Drive

- a) details of the management and maintenance of the proposed on site planting and pond;
- b) a plan showing the location of the on site log piles, bird and bat boxes.
- c) a revised BNG metric V4.0 spreadsheet for the on-site **and off-site** habitat creation / enhancements

##### Off site provisions – Grove Farm

- d) a plan showing the location of the off site biodiversity provision;
- e) an ecological impact assessment to establish what habitats are present on site (e.g. dormice, great crested newts);
- f) a baseline survey in accordance with the BNG metric V4.0 and Habitat Classification System methodology shall be provided;
- f) habitat creation / enhancement for Grove Farm demonstrating a net gain for hedgerows and habitat units;
- g) details of the management and maintenance of the proposed off site provisions for a 30 year period;

#### **RECOMMENDATION**