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PLANNING AND DEVELOPMENT COMMITTEE

Date: 17 July 2024

SUPPLEMENTARY AGENDA

PART 1

5 – The Oval, Stevenage, SG1 5LW

Hybrid application for the comprehensive redevelopment of land at The Oval comprising: an Outline Application for a mixed use development on parcels A,B and D to include 250 dwellings, 1200sqm of mixed commercial (Class E), Parking and public realm improvements including a New Market Square, up to 2650sqm of retail (Class E) and 220sqm mixed use (Class E and Sui Generis) and parking on Parcel C, and a Full Application for the Construction of 91 dwellings and shared communal facilities for Independent Living (Parcel E), community building including place of worship and public realm (Parcel F)

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Planning Committee Supplemental Agenda

Meeting date	17 July 2024
Officer	Ailsa Davis
Agenda Item	5 – The Oval, Stevenage, SG1 5LW
Proposal	Hybrid application for the comprehensive redevelopment of land at The Oval comprising: an Outline Application for a mixed use development on parcels A,B and D to include 250 dwellings, 1200sqm of mixed commercial (Class E), Parking and public realm improvements including a New Market Square, up to 2650sqm of retail (Class E) and 220sqm mixed use (Class E and Sui Generis) and parking on Parcel C, and a Full Application for the Construction of 91 dwellings and shared communal facilities for Independent Living (Parcel E), community building including place of worship and public realm (Parcel F)
Reference	23/00954/FPM
ADDENDUM INFORMATION	

Local Plan Partial Review (2024)

On the 5th July 2024 the Council issued its Regulation 18 consultation on the Stevenage Local Plan 2011-2031 partial review (2024). The key amendments outlined in the review of the 2019 Local Plan can be summarised as follows:

- Climate change policies will be placed at the top of the Council’s Strategic Planning Policies. The Council is seeking the right balance of new low carbon homes and investment in retrofitting existing homes, alongside new jobs, infrastructure whilst protecting the towns green spaces and cultural assets, echoing the Town and Country Planning Association Garden City principles that the original new town was founded on.
- Deletion of **Policy SP1: Presumption in favour of sustainable development** and replaced with new **Policy SP1: Climate change** to reflect the changed priority for the Local Plan to address climate change issues and challenges.
- Amendment of **Policy SP2: Sustainable development in Stevenage** includes an amendment to clause a. which adds an additional requirement for developments to demonstrate the promotion or provision of local green jobs during its construction or operation.
- Amendment to **Policy SP11: Climate Change, flooding and pollution** to consider flooding and pollution only and replaced with **Policy SP11: Flooding and pollution.**
- New chapter of detailed Climate Change policies:
 - **Policy CC1: Energy efficiency** which will set CO² emissions targets and contributions to a Carbon Offset Fund where these cannot be met on-site;

- **Policy CC2: Heating and cooling** to prevent overheating and limit the use of energy-dependent cooling systems.
- **Policy CC3: Water efficiency** to set water use targets for new development,
- **Policy CC4: Energy infrastructure** to encourage new ultra-low and zero carbon energy infrastructure.
- **Policy CC5: Carbon sinks** to protect existing carbon sinks and encourage net gains in carbon sequestration;
- **Policy CC6: Green roofs and walls** to encourage new green roofs and green walls;
- **Policy CC7: Digital connectivity** to encourage the installation of high-speed digital infrastructure; and
- **Policy CC8: The green economy** to support the principles of a circular economy and encourage the creation of local green jobs.
- Deletion of **Policy FP1: Climate Change** and replacement with new **Policy FP1: Sustainable drainage** to reflect change in Plan structure and to ensure that:
 - Major and minor developments utilise sustainable drainage systems (SuDS) wherever possible;
 - Surface water run-off is not increased;
 - Developments incorporate green, surface level features (e.g. ponds and swales) wherever possible; and
 - Underground attenuation features and impervious surfaces are only used where unavoidable.
- Deletion of **Policy FP2: Flood risk in Flood Zone 1** and **Policy FP3: Flood risk in Zones 2 and 3** and replacement with new comprehensive **Policy FP2: Flood risk management** to emphasise:
 - The protection and re-naturalisation of watercourses;
 - The protection and potential future enhancement of flood defences; and
 - The presence of other potential sources of flooding e.g. surface water and ground water.
- Revision of **Policy NH5: Trees and woodlands** to provide:
 - a strong presumption against the loss of deterioration of trees and woodland;
 - a new tree replacement standard to apply to all losses of individual trees regardless of their health, ranging from 1 to 21 trees for each tree felled;
 - woodland replacement in accordance with statutory biodiversity net gain (BNG);
 - long-term management of any replacement woodland; and
 - financial contributions where tree or woodland replacement cannot be provided on-site.
- New **Policy NH5b: Tree lined streets** to reflect national planning policy on new streets being tree lined with trees.
- Amended **Policy TC4: Station Gateway Major Opportunity Area** which changes allocation from zero carbon / low carbon employment office space and public realm and to reflect the two rounds of public consultation held on the Area Action Plan.
- New **Policy HO14: Houses in multiple occupation** to clarify that proposals for new Houses in Multiple Occupation (HMOs) must have regard to relevant SPDs e.g. the *Parking Provision and Sustainable Transport SPD 2020*.
- Amended **Policy HO5: Windfall sites** which removes duplication of other policy requirements as set out in the Local Plan.
- New **Policy GD2: Design certification** which has been introduced to reflect national planning policy changes on design.
- Policies and supporting text revised throughout to reflect the amended Use Classes Order.

- A new glossary to define various terms for the purposes of the Plan.
- Few other minor changes including change of textual references to Use Classes Orders since 2020 and updated based on practice with application of planning policies in determining planning applications since **2019**.

In accordance with paragraph 48 of the NPPF (2023) with regards to the determination of planning applications, it states:

Local planning authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Based on the above, policies of emerging plans gain weight as they progress through the process of consultation, examination and whether they attract objections. Therefore, the weight that can be applied to the policies contained in the Stevenage Local Plan 2011-2031 Partial Review (2024) are as follows:

- Low Weight – Regulation 18 pre-consultation.
- Moderate Weight – Regulation 18 post-consultation.
- Substantial weight – Regulation 19.
- Full weight – Adoption.

Therefore, the Council as Local Planning Authority will need to consider the Stevenage Local Plan 2011-2031 Partial Review (2024) as it is now material in the determination of all planning applications. The following section of this Addendum provides a detailed assessment of the proposal against the relevant policies in the aforementioned document.

Housing

Policy HO5: Windfall sites

Windfall sites Planning permission for residential development on unallocated sites will be granted where:

- a. The site is on previously developed land or is an underused urban site; and
- b. Proposals will not prejudice our ability to deliver residential development on allocated sites.

Policy HO6: Redevelopment of existing homes

Planning permission for schemes resulting in the change of use or redevelopment of existing homes for non-residential purposes will be granted where:

- a. It would provide a small-scale social, health, community or leisure facility or a small-scale extension to an existing business use in the same building; and
- b. A suitable, alternative non-residential site is not available for the proposed use.

Policy HO10: Sheltered and supported housing

On large developments in excess of 200 units, an element of sheltered and / or supported accommodation within use classes C3 should be provided where practicable and consistent with the above criteria as part of the general housing mix requirements of Policy HO9. The new neighbourhoods to the north and west of Stevenage should additionally include an element of accommodation in use class C2 as part of a comprehensive offer.

Schemes that would result in a net loss of sheltered or supported housing will not normally be permitted.

Policy HO11: Accessible and adaptable housing

At least 10% of dwellings within major residential developments to which Part M of the Building Regulations applies should comply with optional standard M4(3)(b) for wheelchair user dwellings, with a further 40% complying with optional standard M4(2) for accessible and adaptable dwellings. Minor residential developments which meet these standards will be strongly supported.

Officer comments: Please see section 8.2 of the Committee Report – Provision of Housing (Paragraphs 8.2.1 onwards).

Retail

Policy TC11: New convenience retail provision

New Class **E(a)** convenience retail floorspace provision will be expected to follow the sequential test and the Borough's retail hierarchy.

1,500m² floorspace is reserved to be provided as extensions to existing stores in the retail hierarchy, then other stores in accordance with the sequential test.

New convenience retail floorspace provision, of an appropriate scale and in an appropriate accessible location, will be made in the new neighbourhoods at Stevenage West, North of Stevenage and Southeast Stevenage.

New Local Centres will be permitted in each of the Stevenage West and North of Stevenage new neighbourhoods, each in the order of 500m² , to meet the day-to-day needs of the residents of the respective new developments.

A Neighbourhood Centre will be permitted in the South-East of Stevenage development of no more than 500m² with a convenience store and other related small-scale Use Class **E(a)** shops, sufficient to meet the day-to-day needs of the residents of the new neighbourhood.

These new Local Centres and the Neighbourhood Centre will become a part of the Borough's retail hierarchy. They should, wherever possible, be co-located with other community uses such as schools and/or health or community facilities, where such facilities are being provided.

A site for a major new **food store** of up to 4,600m² net convenience goods floorspace and 920m² net comparison goods floorspace to serve Borough-wide needs post-2023 is identified on the policies map at Graveley Road. A retail impact assessment will be required, particularly focusing upon the impact on Local Centres and Neighbourhood Centres.

Policy HC1: District, local and neighbourhood centres

The following site, as shown on the policies map, is identified as a District Centre:

HC1/1 Poplars

The following sites, as shown on the policies map, are identified as Local Centres:

HC1/2 Bedwell Crescent

HC1/3 The Glebe

HC1/4 The Hyde

HC1/5 Marymead

HC1/6 Oaks Cross

HC1/7 The Oval

HC1/8 Roebuck

The following sites, as shown on the policies map, are identified as Neighbourhood Centres:

HC1/9 Canterbury Way

HC1/10 Chells Manor

HC1/11 Filey Close

HC1/12 Hydean Way

HC1/13 Mobbsbury Way

HC1/14 Popple Way

HC1/15 Rockingham Way

Planning permission for development proposals in these centres will be granted where:

- a. The proposal is in keeping with the size and role of the centre;
- b. District and Local Centres would continue to provide a range of retail, light industrial (use class **E(g)(ii)**), health, social, community, leisure, cultural and / or residential uses and retain at least 50% of ground-floor units and floorspace in the main retail area as Class **E(a)** (shops) use;

c. Neighbourhood centres would continue to provide a range of smallscale retail, health, social, community, leisure, cultural and / or residential uses and maintain at least one unit in Class **E(a)** (shops) use;

d. The proposal does not prejudice our ability to deliver a comprehensive redevelopment scheme; and

e. An impact assessment has been provided, where required by Policy TC13, and it has been demonstrated that there will be no significant adverse impact.

Planning permission will be granted as an exception to the above criteria only where:

- i. Satisfactory on- or off-site provision is made to replace a loss of use(s) relevant to the status of the centre;
- ii. It can be demonstrated that there is no longer a need for a particular facility;
- iii. The particular facility, or any reasonable replacement is not, and will not, be viable on that site;
- iv. The proposals provide overriding benefits against other objectives or policies in the plan; or
- v. It can be demonstrated that a unit has been unsuccessfully marketed for its existing use, or has remained vacant **for at least six months**.

Officer Comments: Please see section 8.2 of the Committee Report – Provision of Retail (Paragraphs 8.2.40 onwards).

Climate Change

Policy SP1: Climate Change

We will require development to contribute to both mitigating and adapting to climate change. The extent to which developments reduce greenhouse gas emissions, sequester carbon, prevent overheating, use water and other resources efficiently, generate clean energy, and contribute to a green local economy will be considered in the assessment of each planning application. Developments which demonstrate positive consideration of these issues will be supported. We will:

a. apply emission reduction targets to developments according to their scale, supporting developments that achieve these targets by reducing overall energy demand, supplying energy efficiently, and generating ultra-low and zero carbon energy;

b. ensure that any on-site shortfall against emission reduction targets is offset by an alternative off-site proposal or through the operation of the Council's Carbon Offset Fund;

c. apply water usage targets to developments and encourage rainwater harvesting, grey water recycling, and water neutrality;

d. encourage the sustainable use of all other resources throughout the development life-cycle;

e. support the use of decentralised energy networks, district heat networks, and intelligent energy systems in developments;

f. support the use of ultra-low and zero carbon combined heat and power systems in developments;

g. strongly support development proposals whose primary purpose is to generate a surplus of ultra-low and zero carbon energy to the national grid;

- h. protect the Borough's existing carbon sinks, support the creation of new carbon sinks, and encourage developments to deliver net gains in carbon sequestration;
- i. encourage urban greening, particularly through the use of green roofs and walls;
- j. reduce the need to travel by ensuring that developments provide for the installation of high-speed network infrastructure;
- k. promote a green economy through the provision of local green jobs, local food production, and supporting the principles of a circular economy; and ensure site waste is disposed of as sustainably as possible.

Policy CC1: Energy efficiency

Development proposals must demonstrate how they will maximise reductions in greenhouse gas emissions, with consideration for the following:

- a. The provision of demand-side energy efficiency measures, which aim to reduce the overall energy consumption required for the development;
- b. The provision of supply-side energy efficiency measures, which aim to generate, distribute and recover energy as efficiently as possible; and
- c. The adoption of ultra-low and zero carbon energy generation.

Minor development

Minor development proposals must achieve a 35% improvement upon the relevant emissions rate required by Part L of the Building Regulations.

At the application stage, an energy statement must be submitted to demonstrate how the proposal will meet this target. Post-permission, conditions will be used to ensure that the target is met in practice.

Major development

Major development proposals must achieve net zero regulated operational emissions.

At the application stage, an energy statement must be submitted to demonstrate how the proposal will meet the net zero target.

Post-permission, planning conditions or a legal agreement will be used to:

- a. Ensure that the net zero target is met in practice; and
- b. Ensure that building fabric performance has been optimised.

Large scale major development

Large scale major development proposals must be whole-life carbon net zero. At the application stage, a whole life-cycle carbon (WLC) assessment must be submitted to demonstrate how the target will be met.

Post-permission, planning conditions or a legal agreement will be used to:

- a. Secure an updated WLC assessment, using actual emissions figures; and

b. Ensure that building fabric performance has been optimised.

Carbon offsetting

Where it is clearly demonstrated that a development proposal cannot fully meet the relevant target on-site, any shortfall must be offset by either:

- a. A cash in lieu contribution to the Council's Carbon Offset Fund (COF); or
- b. An alternative off-site proposal, where this has already been identified and delivery is certain.

The acceptability of option (b) will be subject to agreement with the Council and will be considered on a case-by-case basis.

Policy CC2: Heating and cooling

Development proposals should optimise solar gain to limit overheating and minimise demand for energy dependent cooling systems, through the application of the following cooling hierarchy:

- a. Reduce the amount of heat entering a building through orientation, shading, high albedo materials, fenestration, insulation and the provision of green infrastructure
- b. Minimise internal heat generation through energy efficient design
- c. Manage the heat within the building through exposed internal thermal mass and high ceilings
- d. Provide passive ventilation
- e. Provide mechanical ventilation
- f. Provide active cooling systems Major development proposals must demonstrate how this will be achieved through an energy statement. Permission will be refused for proposals which rely on energy dependent cooling systems unless it is demonstrated that their use is essential.

Policy CC3: Water efficiency Development

Proposals involving the creation of new dwellings must ensure that water consumption does not exceed 110 litres per person per day, including external water use. Development proposals which exceed this standard will be strongly supported.

Development proposals involving the creation of new dwellings must additionally incorporate rainwater harvesting schemes unless there are clear and convincing reasons for not doing so.

All non-residential development must provide for the recycling of grey water unless there are clear and convincing reasons for not doing so.

Development proposals which demonstrate water neutrality will be strongly supported.

Policy CC4: Energy infrastructure

Development proposals which create, utilise, or facilitate connection to decentralised energy networks (DENS) or district heat networks (DHNs) will be strongly supported. The use of ultra-

low and zero carbon combined heat and power (CHP) systems will also be strongly supported. Developments that produce local ultra-low and zero carbon renewable energy with surplus injected into the grid will be strongly supported. The implementation of Intelligent Energy Systems (IES), which are combinations of technologies designed to enhance energy efficiency, monitoring, and management, will be strongly encouraged.

Policy CC5: Carbon sinks

Development proposals should not result in the loss or deterioration of existing carbon sinks. Development proposals which deliver net gains in carbon sequestration through the enhancement of existing carbon sinks or the provision of new carbon sinks will be strongly supported.

Policy CC6: Green roofs and walls

Development proposals should incorporate green roofs and green walls unless there are clear and convincing reasons for not doing so. Where appropriate, development proposals which incorporate biosolar roofs will be strongly supported.

Policy CC7: Digital connectivity

Development proposals should ensure that sufficient ducting space for full fibre connectivity infrastructure is provided to all end users unless an affordable alternative 1Gb/s capable connection is made available.

Policy CC8: The green economy

Development proposals which demonstrate consistency with the principles of a circular economy will be strongly supported. Development proposals involving the provision of new local green jobs during the construction or operational phases will be strongly supported. Development proposals involving the loss of existing allotments, orchards, gardens and food markets will be refused unless there is clear and convincing justification. Where appropriate, development proposals involving their provision or enhancement will be strongly supported.

Officer comments: Please see section 8.8 of the Committee Report – Climate Change Mitigation (paragraphs 8.8.1) regarding climate change mitigation. This includes details on green roofs which are being provided as part of Phase 1. With regards to later phases, the Council as LPA, dependent on the weight of the policies at the time of decision, could emphasise the need to construct buildings with both green walls and green roofs as part of any future Reserved Matters application.

With regards to digital connectivity, this is an entirely new requirement which has been introduced. As such, and if so required, the Planning Committee may wish to consider imposing a condition to any permission issued. However, it is important to note that this policy does have low weight when considered in context with the existing adopted Local Plan (2019) and the NPPF (2023). Therefore, with regards to later phases, the Council as LPA, dependent on the weight of the policies at the time of decision, could emphasise the need to ensure the development provides 1Gb/s capable connections.

Design

Policy GD2: Design certification

Development proposals which demonstrate that they have been designed to achieve a rating of excellent or higher within the relevant BREEAM standard will be strongly supported. Residential development proposals which demonstrate that they have been designed to achieve the BRE Home Quality Mark will also be strongly supported.

Officer comments: Please see section 8.8 of the Committee Report – Climate Change Mitigation. This section sets out the development seeking to achieve BREEAM Excellent.

In regards to BRE Home Quality Mark, this is a new policy requirement and as this policy has low weight in context with the adopted Local Plan (2019) and NPPF (2023), it would be difficult to refuse this application if the residential units are not meeting BRE Home Quality Mark. However, with regards to later phases, the Council as LPA, dependent on the weight of the policies at the time of decision, could emphasise the need to ensure all residential dwellings achieve BRE Home Quality Mark as part of any future reserved matters application.

Trees

Policy NH5a: Trees and Woodland

All development proposals which **involve works to, or within the vicinity of,** existing trees, **or woodland must be accompanied by** an arboricultural **impact assessment (AIA) at the application stage.**

Development proposals **resulting in harm to** the **health or longevity** of **existing individual** trees **which are worthy of retention will be refused unless:**

- a. **The harm** is demonstrated to be unavoidable
- b. Replacement trees **would be planted in accordance with Table 1 below; and**
- c. **Would be an appropriate size and species, and planted in an appropriate location.**

Post permission, conditions will be used to secure any replacement planting and safeguard any retained trees.

<u>Trees Felled</u>		<u>Replacements</u>
<u>Category</u>	<u>Diameter at Breast Height</u>	
<u>Small</u>	<u>Less than or equal to 30cm</u>	<u>2</u>
<u>Medium</u>	<u>Greater than 30cm and less than or equal to 60cm</u>	<u>5</u>
<u>Large</u>	<u>Greater than 60cm and less than or equal to 90cm</u>	<u>10</u>
<u>Very Large</u>	<u>Greater than 90cm</u>	<u>21</u>

Woodland

Development proposals resulting in the loss **or deterioration of existing** woodland **will** be refused unless:

- a. **There are exceptional reasons which justify the loss or deterioration;**
- b. **Replacement habitat would be provided in accordance with the statutory biodiversity metric;**
- c. **Following replacement,** there would be **no net loss of** woodland **by area;** and

d. Appropriate measures are proposed for the long-term management of any replacement woodland.

Post-permission, the planting and management of any replacement woodland will be secured by conditions or legal agreement.

Ancient and veteran trees

Development proposals resulting in the loss or deterioration of ancient or veteran trees will be refused unless:

- a. There are wholly exceptional reasons which justify the loss or deterioration; and**
- b. A suitable compensation strategy exists.**

Post-permission, any compensation will be secured by conditions or legal agreement.

Arboricultural offsetting

Replacement trees or woodland must be provided on-site unless there are clear and convincing reasons for not doing so. Where it is satisfactorily demonstrated that a development proposal cannot fully provide the necessary replacement planting on-site, any shortfall must be offset by either:

- a. A cash in lieu contribution to the Council; or**
- b. An alternative off-site proposal, where this has already been identified and delivery is certain.**

The acceptability of option (b) will be subject to agreement with the Council and will be considered on a case-by-case basis.

Policy NH5b: Tree lined streets

Development proposals involving the creation of new streets must ensure that those streets are tree-lined unless there are clear, justifiable and compelling reasons why this would be inappropriate.

Officer comments: With regards to loss of trees, please refer to section 8.5 of the Committee Report – Trees, Ecology and Biodiversity (Paragraphs 8.5.1 onwards). In terms of tree lined streets, please refer to section 8.4 of the Committee Report – Landscaping and Amenity Space (Paragraphs 8.4.1 onwards).

Sustainable Travel

Policy IT4: Transport assessments and travel plans

Planning permission will be granted where:

- a. Development would not have an **unacceptable** impact upon highway safety;
- b. Development reflects the principles of the Stevenage Mobility Strategy;
- c. Schemes exceeding the relevant thresholds are accompanied by a satisfactory Transport Statement or Assessment, which demonstrates that the residual cumulative impacts of development are not severe; and
- d. Developments exceeding the Transport Assessment threshold are accompanied by an acceptable (green) travel plan.; and

e. Major trip-generating developments are focused within areas of greater public transport and accommodated by current or upgraded road layouts, unless demonstrated to be unachievable.

Officer comments: Please refer to section 8.1 of the Committee Report – Highway Impact, Access and Parking (see paragraphs 8.6.1 onwards).

Water Management and Pollution

Policy SP11 Flooding and Pollution

We will work to minimise flood risk and all forms of pollution. We will:

- a. direct development to areas at the lowest risk of flooding through the application of a sequential approach;
- b. determine planning applications in accordance with national flood risk planning policies;
- c. ensure development utilises sustainable drainage systems wherever possible, with a preference for the most sustainable, surface SuDS features;
- d. recognise the multifunctional benefits of SuDS;
- e. protect existing flood storage reservoirs and require new flood storage reservoirs to be provided where appropriate.;
- f. protect existing watercourses, including requiring their re-naturalisation, where appropriate; and g. ensure that development does not result in unacceptable harm to human health or the natural environment as a result of pollution.

Policy FP1: Sustainable Drainage

All major and minor development proposals must incorporate sustainable drainage systems (SuDS) unless there are clear and convincing reasons for not doing so.

SuDS proposals must:

- a. be designed to ensure that peak discharge rates from the site will not increase;
- b. on greenfield sites, achieve greenfield run-off rates;
- c. on brownfield sites, aim to achieve greenfield run-off rates;
- d. be designed in accordance with the surface water disposal hierarchy, as shown in Table 1; and
- e. be designed in accordance with the SuDS hierarchy, as shown in Table 2 below. Proposals reliant on surface water discharge to the foul network will be refused unless it can be shown to be unavoidable.

Proposals reliant on underground attenuation features or impervious hard surfaces will be refused unless their use can be shown to be unavoidable.

At the application stage, development proposals involving SuDS must, as a minimum, be supported by a SuDS strategy which demonstrates how the above principles will be complied

with. Where relevant, this must include evidence of agreement to the proposed discharge rates by the appropriate statutory undertaker.

Post-permission, conditions will be used to secure the final detailed design of the drainage system and measures for management and maintenance.

FP2: Flood Risk management

All development proposals must:

- a. Ensure that flood risk is not increased, whether on-site or elsewhere;
- b. Where appropriate¹²¹, be supported by a site-specific flood risk assessment at the application stage;
- c. Pass the sequential and exception tests, as required;
- d. Preserve the functional floodplain, also known as Flood Zone 3b
- e. Protect the integrity of adjacent flood defences and allow sufficient space for access, maintenance and future upgrades;
- f. Provide an 8m undeveloped buffer zone from the top of the bank of any adjacent main rivers;
- g. Provide a 3m undeveloped buffer zone from the top of the bank of any adjacent ordinary watercourses;
- h. Provide for the re-naturalisation of any on-site culverted watercourses where appropriate. surface water Flood Risk Assessment is submitted. The Flood Risk Assessment must demonstrate, as a minimum:
 - i. evacuation plans; and
 - j. Be appropriately flood resistant and resilient.

Officer comments: Please refer to section 8.7 of the Committee Report – Flood Risk and Drainage (See paragraphs 8.7.1 onwards).

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