

Planning Committee

Supplemental Agenda

Meeting date	8 December 2022
Officer	Linda Sparrow
Agenda Item	North Car Park, Six Hills House, Six Hills Way
Proposal	Erection of a 10 storey building comprising of 94 no. flats which consists of 11 no. studios, 36 no. 1 bedroom and 47 no. 2 bedroom units, associated parking, access and ancillary works
Reference	21/01283/FPM
ADDENDUM INFORMATION	

Sunlight and Daylight

Since the time of submission of this application, the Building Research Establishment (BRE) have produced updated guidance on the assessment of daylight and sunlight. As such the guidance referred to in point 7.5.5 of the committee report has been superseded with "Site Layout Planning for Daylight and Sunlight June 2022" which includes updated methodologies for assessing the provision of daylight and sunlight to habitable rooms within proposed developments but does not make fundamental changes to the way in which impacts on existing residential properties are assessed.

Accordingly, the applicant was asked to provide an updated daylight and sunlight assessment for this application. A response was received on 30 November 2022 whereby the applicant's professional advisor on such matters, Herrington Consulting Limited, advised that a full updated report is not necessary. They have advised the following:

"The Guidelines are not just used as a tool to assess the adequacy of daylight and sunlight provision to new development. They are in fact used to inform the design process and as is very often the case, there are numerous design iterations before a compliant scheme is achieved. These design iterations are informed by the analysis we undertake during the design process. Therefore, in the case of the Six Hill development, the design was informed and shaped by the 2011 version of the BRE Guidelines.

Based on the assessment that was carried out at that time, it was possible to demonstrate that the habitable rooms within the proposed development met the requirements for the provision of good levels of natural daylight and sunlight. Whilst the assessment methodologies adopted in the updated version of the BRE Guidelines have changed during the period over which the application has been determined, the principle of providing adequate natural daylight to habitable spaces has not. In my professional opinion, I therefore believe that the aspirational targets set out within the original and updated versions of the BRE Guidelines will be met".

In this regard, it is not considered that the updated guidance from the BRE would result in fundamental changes to the assessment provided in points 7.5.5 to 7.5.11 in the committee report.

For completeness, the full response from Herrington Consultants is attached to this addendum.

Flood Risk and Drainage

As advised in points 7.9.5 and 7.9.6 of the committee report, the drainage strategy was amended to reflect comments made by the Council's drainage consultant. The drainage consultant has now

assessed the revised strategy and have advised that they are satisfied with the scheme and recommend approval, subject to conditions. The key points of the revised strategy are as follows:

1. Designed for the 1 in 100 +40% climate change rainfall event; testing of the 1 in 1000 event and a blockage event would not give rise to flooding on site.
2. Blue roof incorporated into the design; two areas of blue roof combined with a green roof to provide multiple benefits.
3. Underground attenuation tank still required but outside of the 20m distance from the boundary which Network Rail requires.
4. For rainfall events exceeding the design of 1 in 100 + 40%, an overflow pipe from the underground tank will activate and discharge into the sewer.
5. Permeable paving provided on north-western corner of the site.
6. Applicants structural engineer has confirmed that the basement design can withstand the added weight of the blue roofs.
7. Agreement with Thames Water for a build over agreement is progressing but not finalised. Sight of the agreement to be included in any conditions imposed.
8. Updated Surface Water Management Strategy has been informed by site investigations and CCTV surveys so is acceptable.
9. The red line boundary of the site does not include the location of the underground attenuation tank. No confirmation of why this has been the case.
10. Applicant maintains position that the ground is unsuitable for low infiltrations rates and risk of mobilising contaminants in the soil.
11. Risk of groundwater flooding is considered by the applicant to be low but this has not been possible to verify. Given the potential major implications to the basement design that groundwater could pose, and the presence of a basement assessment to accompany the application, we assume that this matter has been suitably considered by the applicant and would be revisited and mitigated as part of the detailed design if necessary.
12. Estimated betterment has been re-calculated but still over estimated. Notwithstanding this, the proposed discharge rates are deemed suitably low such that further objection on this matter is unlikely to result in any changes to the scheme being necessary.
13. Inspection and maintenance of the SuDS to be secured through section 106 legal agreement.
14. Updated strategy still indicates flooding of ground floor car park could occur during exceedance events. The potential need for measures to prevent exceedance rainfall events flowing into the basement is not mentioned in the revised strategy.

With the exception of the potential for infiltration, for which no reason has been given as to why the red line could not be extended into an area covered by the blue line (and the 2016 application) thus opening the possibility that infiltration could be possible, all other matters have been addressed sufficiently to enable conditional approval to be recommended.

The previously applied conditions read as follows:

- 15 No development shall take place until a final design of the drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied. The scheme shall include:
 - Updated surface water drainage calculations and modelling for all rainfall events up to and including the 1 in 100 year plus climate change event, including infiltration options.
 - Updated full detailed surface water drainage plan showing the proposed discharge point, the location of the proposed SuDS features, any pipe runs and size.
 - Detailed engineered drawings of the proposed SuDS features including their, size, volume, depth and any inlet and outlet features including any connecting pipe runs along with all corresponding detailed calculations/modelling.
 - Exceedance flow paths for surface water for events greater than the 1 in 100 year plus climate change.

REASON:- To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site. To reduce the risk of flooding to the proposed development and future users.

- 16 Upon completion of the drainage works, a management and maintenance plan for the SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- Provision of complete set of as built drawings including the final drainage layout for site drainage network.
 - Maintenance and operational activities for the lifetime of the development.
 - Arrangements for adoption and any other measures to secure the operation of the scheme throughout its lifetime.
- REASON:-** To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

The new conditions, as provided by the Council's drainage consultant, are as follows:

- 15 The development permitted by this planning permission shall be carried out in accordance with the approved Surface Water Management Strategy carried out by Herrington Consulting Limited dated 23 May 2022 (Issue 5, Revision 3).
Reason: To reduce the risk of flooding to the proposed development and future occupants; to ensure no increase in flood risk elsewhere and deliver betterment wherever possible by ensuring the satisfactory management and disposal of surface water from the site; to maximise the use of SuDS in the interests of mitigating the risk of flooding to the site itself and downstream; to prevent pollutants entering the public water supply and nearby watercourses; and to maximise the sustainability of the development.
- 16 No development shall take place (including site clearance) until a final detailed design for the drainage scheme for the site, prepared in accordance with the approved Surface Water Management Strategy carried out by Herrington Consulting Limited dated 23 May 2022 (Issue 5, Revision 3), has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the following principles:
- limiting the surface water run off generated by the 1 in 100 year + 40% climate change critical storm to a rate of 4.4 l/s or less, in accordance with an agreement from the relevant body to whom discharges would occur
 - providing attenuation on-site for all rainfall events up to and including the 1 in 100 year + 40% climate change event; and
 - a combined blue and green roof for the main building and permeable paving in the northwest corner.

The scheme shall also provide the following:

- an updated detailed surface water drainage plan, showing all proposed discharge points, SuDS features and pipe runs (with sizes);
- detailed engineered drawings of the proposed SuDS features including their size, volume, depth and any inlet and outlet features, including any connecting pipe runs along, with all corresponding detailed calculations/modelling;
- Details of groundwater management measures, as necessary;
- updated surface water drainage calculations and modelling for all rainfall events up to and including the 1 in 100 year plus 40% climate change event;
- updated detailed exceedance flow path drawings for surface water for events greater than the 1 in 100 year plus 40% climate change event, including any measures necessary to ensure that run-off into the basement(s) would not occur;
- evidence of agreement (of principle and rates) from Thames Water to discharge to their sewer network;
- evidence of agreement from Network Rail for any element of the surface water drainage scheme within 30m of the railway boundary;
- evidence of the build-over agreement with Thames Water for the existing sewer.

The approved drainage scheme shall be implemented in full prior to the beneficial occupation of the development to which this permission relates and shall be permanently retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants; to ensure no increase in flood risk elsewhere and deliver betterment wherever possible by

ensuring the satisfactory management and disposal of surface water from the site; to maximise the use of SuDS in the interests of mitigating the risk of flooding to the site itself and downstream; to prevent pollutants entering the public water supply and nearby watercourses; and to maximise the sustainability of the development.

- 17 Prior to the beneficial occupation of the development to which this permission relates, a management and maintenance plan for the approved SuDS features and drainage network must be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
- provision of a complete set of as built drawings, including the final drainage layout for the site drainage network;
 - maintenance and operational activities;
 - arrangements for adoption; and,
 - any other measures necessary to secure the operation of the scheme throughout its lifetime.

The approved plan shall be fully implemented from the date of approval and thereafter for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
Reason: To maximise the use of SuDS in the interests of mitigating the risk of flooding to the site itself and downstream; to prevent pollutants entering the public water supply and nearby watercourses; and to maximise the sustainability of the development.

For completeness, the full response from the drainage consultant is attached to this addendum.

Comments from Herts County Council Growth and Infrastructure Unit

Following publication of the committee report, an email was received from Herts County Council's Growth and Infrastructure Unit to advise of errors as follows:

- Paragraph 5.7.2 - indexation for our monitoring fee was incorrectly stated at the time of our response, can this please be revised from RPI 1Q2020 to July 2021.
- Paragraph 7.3.12 - the Hertfordshire County Council tool kit is referenced. The toolkit is old guidance, our response is based on the guide to developer infrastructure contributions. Please can this be revised
- Paragraph 7.3.12 - please update the table to include HCC monitoring fee of £340 per trigger within S106

Accordingly, point 7.3.12 should be read as follows:

- 7.3.12 In addition to affordable housing, financial contributions are also required in accordance with Hertfordshire County Council's guide to developer infrastructure contributions and contributions to Stevenage Borough Council. These financial contributions are set out in the table below:-

Stevenage Borough Council	Financial Obligation
Travel Restriction Monitoring	£12,0000
Hertfordshire County Council	
Travel Plan	£6,000
Primary Education	£242,215
Monitoring fee	£340.00 per trigger point
Total	£260,215