

Addendum

LA01/2016/1157/F

Full Planning

Update

An email was received from the agent on 28 February 2018 raising issues regarding:

- DFI Rivers stated that the original site is located partially within a predicted surface water flood area.
- Reiterates the 5m maintenance strip alongside the watercourse and that it is the responsibility of the landowner to maintain (rather than DFI Rivers).
- Specifies specific issues restricting development of the approved site: difficulty in obtaining property insurance; potential flood risk and; higher construction costs due to ground conditions.
- Restates the suggested remedies set out in previous correspondence.

Consideration

- As the site is not located in a floodplain, remedial action could be taken to prevent surface water flooding.
- Difficulties in maintaining this small watercourse are not insurmountable.
- The financial arguments put forward carry limited weight as a material consideration.
- The suggested remedies to prevent the development of a second dwelling are not sufficiently robust.

Recommendation

That the Committee notes the contents of the Addendum and agrees with the recommendation to refuse, as set out in paragraph 9.1 of the Planning Committee Report.