

AMENDMENT SHEET

Planning Committee
14 March 2019

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

7.1 181930 – Former ECC Highways Depot, Station Road, Marks Tey

Additional comments received:-

Highways England:

"In principal the car park extension is a good idea as it will encourage greater use of the train, it may also relieve some of the parking pressures currently experienced in and around Marks Tey. However I am concerned that no assessment has been carried out of the potential impact on A12 J25 or the junction with the A120, or the on the impact of extra cyclists using the road network to get to the extra cycle parking spaces. We will be formally requesting the answers to these questions in the next few days and requesting an extension of time to give the station operator a chance to address those concerns."

Essex SUDS team:

"Lead Local Flood Authority position

Having reviewed the Flood Risk Assessment and the associated documents which accompanied the planning application, **we wish to issue a holding objection** to the granting of planning permission based on the following:

Half drain times

- Storage should half empty within 24 hours wherever possible. If the storage required to achieve this via infiltration or a restricted runoff rate is considered to make the development unviable, a longer half emptying time may be acceptable. An assessment of the performance of the system and the consequences of consecutive rainfall events occurring should be provided. Subject to agreement, ensuring the drain down in 24 hours provides room for a subsequent 1 in 10 year event may be considered acceptable.

Water Treatment

- Water treatment should be shown to be sufficient in line with the Simple Index approach that is outlined in table 26.1 of the Ciria SUDS manual.

Storage calculations

- No storage calculations have been provided

In the event that more information was supplied by the applicants then the County Council may be in a position to withdraw its objection to the proposal once it has considered the additional clarification/details that are required

Any questions raised within this response should be directed to the applicant and the response should be provided to the LLFA for further consideration. If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us.

Summary of Flood Risk Responsibilities for your Council"

Recommendation to be changed to delegated Authority to Approve subject to no objections from Highways England and Essex SUDS team.