

PLANNING COMMITTEE

13th April 2022

THE FOLLOWING ALTERATIONS AND AMENDMENTS HAVE BEEN
RECEIVED SINCE THE PLANNING OFFICER'S REPORT WAS
PRESENTED TO MEMBERS

Amendment Sheet.

P/12934/018 – Land rear of Theale, Old Bath Road, Colnbrook, Slough, SL3 0NS

1.0 Environment Agency (EA) has sent further comments:

“I’m sorry but from our maps the site isn’t entirely flood zone 1. Flood zones 2 and 3 encroach, albeit very slightly, onto the southern end of the site and therefore a flood risk assessment is required. As the development is within 8m of a main river we would also need plans showing exact measurements and full details of the proposals within this area.

Our formal response is likely to be delayed somewhat due to the volume of work we have at the moment but we will be objecting if the above details aren’t submitted.”

1.1 Officer’s response:

- (i) The application was received with a formal EA statement dated 12th October 2021 stating
“Your selected location is in flood zone 1, an area with a low probability of flooding.”
- (ii) The Council’s system shows that Flood Zones 2 and 3 are merely at the riverbank, which lies some 8 metres from the new buildings. The proposed development lies within Zone 1, where no FRA is required.
- (iii) The details of the site layout are shown on the revised drawing BDBC/21/111-02E, which was received on 3rd March 2022. This is annotated to scale the closest part of Block D would be 8.035m. from the Poyle Channel. However, one car parking bay would lie partially within the 8m. strip of land and the public right of way must cross the ecological strip in order to connect Bath Road to Poyle New Cottages and the area south of Poyle Channel.

2.0 The Highway Authority has sent further comments:

“we should try to secure a double yellow parking restriction around the site access junction.”

- 3.0 The Heads of Terms of the proposed s.106, as set out at paragraph 18.0 of the report on the agenda, should include, for the avoidance of doubt:
- (d) The dedication of a public right of way for pedestrians and cyclists, as a continuation of the provision of such rights under P/12934/013, in order to link with the route over the Poyle Channel.
 - (e) A TRO to install double yellow lines at the entrance on Bath Road.
- 4.0 Drawings 03F and 04F replace 03E and 04E respectively.

P/01276/004: 277-279 High Street, Slough, SL1 1BN

- 5.0 Application withdrawn.