

**ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD  
PANEL UPDATE**

<b>Application No.:</b>	21/03536/FULL
<b>Location:</b>	The Briary And Briary End And Briary Cottage And Cotton Hall House And Eton Wick Chapel Eton Wick Road Eton Windsor
<b>Proposal:</b>	The redevelopment of the site comprising of the erection of a Boarding House containing 55 bedrooms (Class C2) including staff accommodation, car parking and associated facilities to be linked to the existing building (The Briary). Single storey side/rear extension, single storey infill extension and alterations to The Briary following demolition of the existing two cottages (Briary End and Briary Cottage) and associated outbuildings. Erection of a new garage and wall linked to the Boarding House and relocation of the gates within the curtilage of Cotton Hall and works to the wall enclosing the Chapel and Lychgate and resiting of a post box. Relocation of the existing vehicular access, new loading bay and associated highways works to Eton Wick Road and associated hard and soft landscaping.
<b>Applicant:</b>	C/o Savills
<b>Agent:</b>	Mr John Bowles
<b>Parish/Ward:</b>	Eton Town Council/Eton And Castle
<b>If you have a question about this report, please contact:</b> Briony Franklin on 01628 796007 or at <a href="mailto:briony.franklin@rbwm.gov.uk">briony.franklin@rbwm.gov.uk</a>	

**1. SUMMARY**

- 1.1 Since the publication of the main report and following the submission of revised details the EA has now removed their objection.
- 1.2 The section 106 agreement is to include a covenant rather than a tree bond to secure the appropriate funds for replacement trees/maintenance of the Lime tree (T24) and the Yew tree (T1) if required.

**It is recommended the Committee authorises the Head of Planning to grant planning permission with the conditions listed in Section 14 of the main report, with the amendments to the conditions in section 3 below, following the satisfactory completion of a section 106 agreement securing a covenant relating to trees and to secure the carbon off-set contribution.**

**2. Comments from the EA**

- 2.1 The EA comments follow the submission of an amended flood compensation table prepared by Stantec (ref: 332510262/4001/003 Rev E dated 1<sup>st</sup> August 2022).
- 2.2 The EA has no objection to the proposed development as submitted. The proposal will only meet the NPPF's requirements in relation to flood risk if the following planning condition is included:

## Condition

2.3 The development shall be carried out in accordance with the submitted flood risk assessment (ref:3325102626/FRA dated November 2021 prepared by Stantec), letter from Stantec dated 29 March 2022 and drawing ECNBH-HAL-ZZ-GF-DR-A-2100 Rev K and the following mitigation measures they detail:

- Finished floor levels shall be set as outlined in drawing ECNBH-HAL-ZZ-GF-DR-A-2100 Rev K and the habitable areas shall be set no lower than 20.60 metres Above Ordnance Datum (AOD)
- Compensatory storage shall be provided as outlined in drawing 332510262/4001/003 Rev E.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and to future occupants and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.

## 2.4 **Advisory – finished floor levels of non-habitable areas**

Due to the use of the plant room and substation the EA recommend raising the finished floor levels so it can be accessible in all events.

## 3. **CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED**

**Delete condition numbers 23 and replaced with new condition 23**

### **Condition 23 (to be deleted)**

The development shall be carried out in accordance with the Flood Mitigation Measures set out in Section 7 of the Flood Risk Assessment (FRA) prepared by Stantec dated November 2021 (Project ref:332510262/FRA) and shall include proposed new build finished floor levels set at 20.60m AOD and a Flood Warning Evacuation Plan to be put in place as part of the College Emergency Plan.

Reason: To ensure that the development is flood resistant and resilient and safe access is provided. Relevant Policy - Local Plan NR1.

### **New condition 23**

The development shall be carried out in accordance with the submitted flood risk assessment (ref:3325102626/FRA dated November 2021 prepared by Stantec), letter from Stantec dated 29 March 2022 and drawing ECNBH-HAL-ZZ-GF-DR-A-2100 Rev K and the following mitigation measures they detail:

- Finished floor levels shall be set as outlined in drawing ECNBH-HAL-ZZ-GF-DR-A-2100 Rev K and the habitable areas shall be set no lower than 20.60 metres Above Ordnance Datum (AOD)
- Compensatory storage shall be provided as outlined in drawing 332510262/4001/003 Rev E.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided. Relevant Plan NR1.

### **Condition 25 (amended)**

No development shall commence on site, including demolition, until the details of the off-site flood compensation scheme referred to in condition 23 have been submitted to and approved by the Local Planning Authority. Thereafter the approved details shall be implemented and completed prior to the occupation of the development.

Reason: To ensure that the development does not increase flood risk. Relevant Policy - Local Plan NR1.

