

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

Application No.:	22/03413/PIP
Location:	Land Adj 25 The Drive Wraysbury Staines TW19 5ES
Proposal:	Construction of 3no. detached dwellings.
Applicant:	Mr Fowles
Agent:	Mr Alan Gunne-Jones
Parish/Ward:	Wraysbury Parish/Datchet Horton And Wraysbury
If you have a question about this report, please contact: Jeffrey Ng on or at jeffrey.ng@rbwm.gov.uk	

1. SUMMARY

- 1.1 Following the publication of the main Panel report, the Council has received comments from the Environment Agency and a letter from the agent. Both documents do not change the proposal's recommendation.
- 1.2 There are some amendments to the main report. All amendments however do not change the proposal's recommendation.

2. CONSULTEE RESPONSE

- 2.1 The following table summarises additional consultee responses received:

Comment	Officer response	Change to recommendation?
Environment Agency – Objection as further information is required to understand the environmental risks and if mitigation is possible and viable.	No	No

3. ADDITIONAL INFORMATION

- 3.1 The Council has received a letter from the agent. It is considered that all matters set out in the briefing document were addressed in the main report.

4. AMENDMENTS

- 4.1 There are some amendments to the main report. A table is prepared to list the original text and the amended text in this panel update report.

Para.	Original Text	Amended Text
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7.30	<p>The Environment Agency has been consulted on this application, but no comments were received by the time of writing this report. However, the Lead Local Flood Authority (LLFA) has asked for clarification regarding the changes in impermeable area of the proposed development, given that the FRA identifies the site as an open field used for storage but then sets out that the proposed development would lead to a reduction in impermeable area of the site. It is not consistent with the proposed development which is actually increasing the impermeable area of the site. In an absence of any further clarification related to this matter, it is not considered that the flood risk of the proposed development is reasonably assessed and mitigated as set out in the FRA.</p>	<p>The Environment Agency has been consulted on this application and has raised objection to the proposed development. The Agency sets out that the submitted FRA fails to set out whether there is mitigation for the loss of flood storage that will occur due to the increased building footprint within the area that is at risk of flooding. The Lead Local Flood Authority (LLFA) also has asked for clarification regarding the changes in impermeable area of the proposed development, given that the FRA identifies the site as an open field used for storage but then sets out that the proposed development would lead to a reduction in impermeable area of the site. It is not consistent with the proposed development which is actually increasing the impermeable area of the site. In an absence of any further clarification related to this matter, it is not considered that the flood risk of the proposed development is reasonably assessed and mitigated as set out in the FRA.</p>
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There is no change to the recommendation in the main report.

