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31 July 2024

Our Ref: 35956

Planning Portal Ref: PP-13294832

Dear Emy,

Phase 2b of the South Wokingham Strategic Development Location – Submission of Discharge of Condition Application – Condition 34 - Drainage and Exceedance Routes

On behalf of our clients, Kier Ventures and Miller Homes ("the Applicants"), we write to formally submit details to discharge Condition 34 (Drainage and Exceedance Routes) pursuant to full planning permission reference 191068.

Condition 34 (Drainage and Exceedance Routes) states:

"i) Before submission of the first application pursuant to reserved matters or commencement of development in the SANG, whichever is earlier, a Strategy for Exceedance Flow Routing for flows above the 1 in 100+40% climate change across the site shall be submitted to and approved in writing by Local Planning Authority. The Plan shall identify exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of public open space. Flow routes through gardens and other areas in private ownership will not be permitted.

ii) Reserved matters shall be accompanied by a detailed exceedance flow routing plan consistent with the approved Strategy.

iii) Landscaping of the SANG and reserved matters shall be in accordance with the approved details and works shall be implemented in accordance with the approved details before each phase of the development is first brought into use/occupied.

Reason: to prevent the increased risk of flooding, and to protect water quality in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policies CP1 & CP21; Managing Development Delivery Local Plan policies CC09 & CC10; and the South Wokingham SDL SPD."

To discharge this condition the following information is submitted:

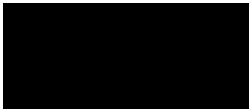
- Drainage Exceedance Routes Report / Plan by ALP (ref. A398-TN003D; dated July 2024)

The submission of the above document accords with the requirements set out in Condition 34.

The required application fee of £145.00 will be paid directly to the Planning Portal by the Applicant along with the £70.00 Planning Portal admin fee.

I trust this information is acceptable and that the application can be registered and validated without delay. If you have any questions on any of the information, please do not hesitate to contact me.

Yours sincerely



Megan King
Planner

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