

Response to Comments received on the Discharge of Condition Application Reference: 242531 pursuant to Planning Permission Reference: 192928.

Construction of the South Wokingham Distributor Road ('SWDR') at Land South of Wokingham, East of Finchampstead Road and West of Waterloo Road, Wokingham

Lanpro Project No: 4977/P

June 2025

The purpose of this letter is to respond to consultee comments in respect of the Discharge of Condition Application submitted in October 2024, to re-discharge Condition 19 (Drainage Strategy), Condition 20(SuDS Details), Condition 21 (Drainage Connection Points), Condition 22 (Exceedance Flows), and Condition 23 (SuDS Management and Maintenance Plan), pursuant to planning permission reference 192928.

Comments in respect of Conditions 19, 22, and 23 have been received, with no objections raised by any consultees. As such, no further comments are provided by the Applicant in relation to these conditions.

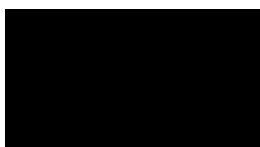
With regard to Conditions 20 and 21, a number of comments have been received from the Council's Landscape and Ecology Officers. These comments, together with the Applicant's responses, are set out in the table below.

Landscape Officer's Comment		Applicant's Response	
i.	The Drainage Plan Layouts show the location of the rain gardens and reference is made to detailed drawing WMHP-TG-SRWG1-DR-DD-0521, however this doesn't show a rain garden detail. This will need to be provided as part of this application.	i.	Drainage plans have been updated to remove the location of raingardens, along with the reference to WMHP-TG-SRWG1-DR-DD-0521. All rain garden locations are shown on drawings 1101 to 1109 inclusive, with details shown on drawing 1125. Drawings have been provided under Condition 6 application reference: 242838.
ii.	Drainage Plan Layout WMHP-TG-SRWG1-DR-DD-0505 P04 does not show any rain gardens, however the drawings on either side (0504 & 0506) show the rain gardens continuing onto drawing 0505, therefore we should be expecting some rain gardens showing on drawing 0505.	ii.	Drainage plans have been updated to remove the location of raingardens, along with the reference to WMHP-TG-SRWG1-DR-DD-0521. All rain garden locations are shown on drawings 1101 to 1109 inclusive, with details shown on drawing 1125. Drawings have been provided Condition 6 application reference: 242838.
iii.	It's disappointing that headwall design has not been amended to provide a different solution to the standard highway headwall design.	iii.	Noted. The headwall design has been designed appropriately.
iv.	Rain garden also need to be shown on Drainage Plan Layout drawings WMHP-TG-SRWG1-DR-DD-		

0502 P04 & WMHP-TG-SRWG1-DR-DD-0501 P06 as rain gardens are shown on the corresponding Highway Kerbs and Footway Plan Layouts.	iv. Drainage plans have been updated to remove the location of raingardens, along with the reference to WMHP-TG-SRWG1-DR-DD-0521. All rain garden locations are shown on drawings 1101 to 1109 inclusive, with details shown on drawing 1125. Drawings have been provided under condition 6.
Ecology Officer's Comments	Applicant's Response
i. The design of the SuDS attenuation basin in the Holme Park SANG does not have a conducive base to the habitat we are seeking to create within the SANG. I understand that this may be due to there being two stages to delivery, first the basin to satisfy this application and then some reworking to satisfy delivery of the SANG. If this is to be the way that it is to be delivered then please can further information be supplied to confirm that reworking of the SuDS basin can be undertaken once the basin is online. Is there a liner that risks being punctured? ii. A significant quantity of Erosamat type 3/20Z 500M lining is proposed across the scheme. This is introducing a significant amount of plastic into the environment. Are there any locations where a non-plastic alternative can be used?	i. The SANG attenuation basin has been updated to include for scrapes. The scrapes/depressions are designed with a depth of 300mm, the base of the SANG gently slopes from out to in, so the scrapes will become marginally deeper towards the edges of the SANG. The channels are modelled to retain the same invert levels at the culverts with a constant fall along their length with revised routing with a varied flow path. Updated drawings have been provided. ii. Provision of Erosamat was reviewed in call with EA officers 24/03/2025. Alternative solutions have been developed to remove Erosamat from design, and provide alternative (non-plastic) solutions (coir mat, rip rap, gabion rock mattress). Updated drawings have been provided under condition 20.

We trust that the above, along with the submitted amendments, appropriately addresses all consultee comments. Should you have any further queries or require any additional information, please do not hesitate to get in touch.

Yours Sincerely



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Associate Planner

