

Project Title:	Holme Park SANG, South Wokingham SDL
Project No/ Document Reference:	A389 R021B
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HOLME PARK SANG

1. Condition discharge

- 1.1. This note has been prepared by Abley Letchford to discharge conditions 21, 30, 32 and 35 pursuant to application number 191068 for Holme Park SANG.

2. Condition 21

- 2.1. "Before the SANG is brought into use the pipeline under ancient semi-natural woodland (required as part of the drainage for the development) shall be installed in accordance with a methodology – including construction methods, post-construction monitoring and remediation – that has first been submitted to and approved in writing by the Local Planning Authority."

Reason: to prevent detriment to the ancient semi-natural woodland and avoid disruption to the use of the SANG once it is operational in accordance with Core Strategy policies CP1, CP3, CP7 & CP8; and Managing Development Delivery Local Plan Policy TB23.

- 2.2. This relates to the connection from attenuation basin R4A-R5A, located north of the SANG, to the Emm Brook to the south. In the Flood Risk Assessment submitted for the outline planning consent, the connection was shown running directly through the woodland. Refer to extract below from drawing 70001684-D-003.



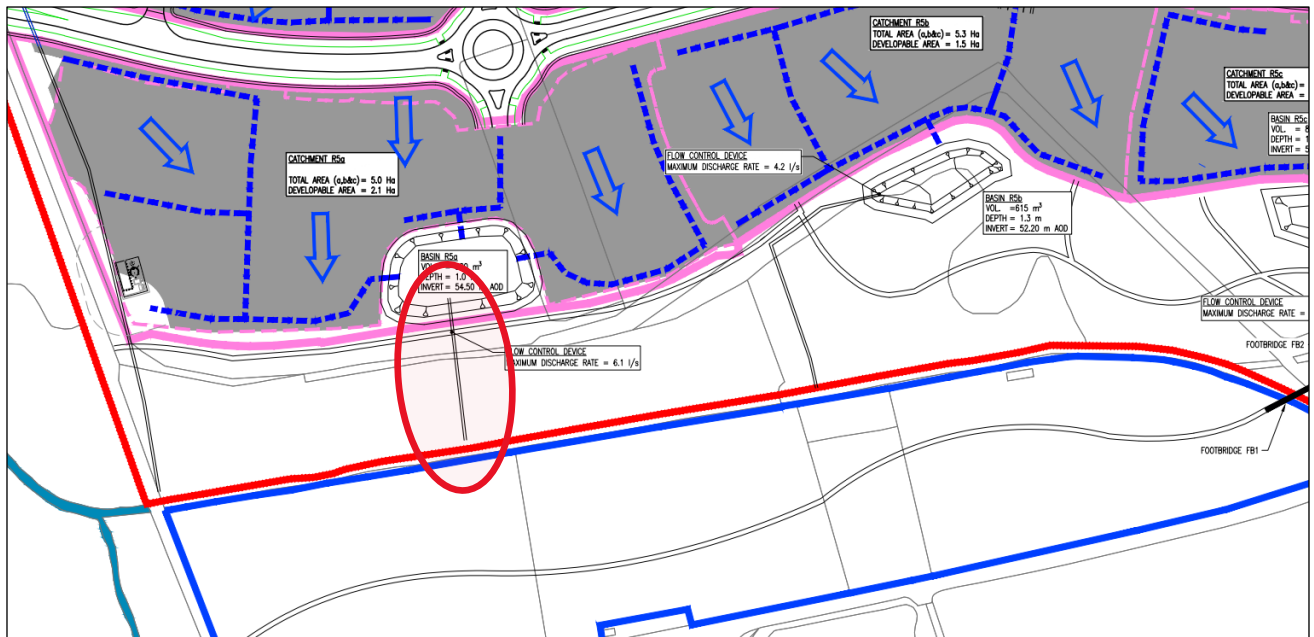


Figure 1 Extract from Surface Water Strategy Sheet 3 of 9 Parcel R4 & R5 70001684-D-003.

2.3. Since the production of the FRA, the surface water drainage strategy has been developed and this connection has been amended to ensure the pipe route between the basin and the Emm Brook is located further east, outside the boundary of the semi-natural ancient woodland. Refer to extract below from drawing A389-001 Site Overview Surface Water Strategy.

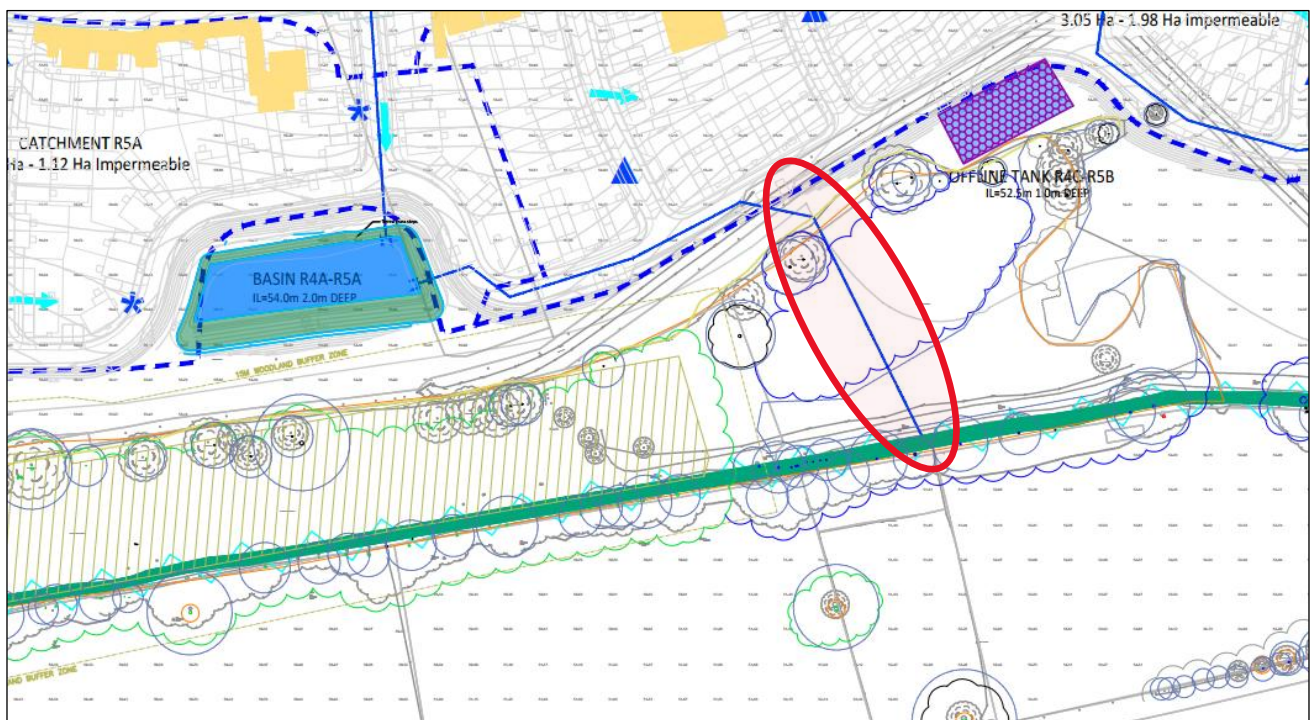


Figure 2 Extract from Site Overview Surface Water Strategy A389-001



- 2.4. The pipe route will cross the northern path. Construction of the pipe is envisaged to be a through traditional open trench methods and will be subject to detailed design pursuant to the reserved matters application for Parcel R5. The proposed pipeline will be subject to an arboricultural impact assessment and works would be undertaken in accordance with the recommendations provided. This will require local, temporary closure of the path with a temporary diversion being put in place during the works. This will be undertaken during phase R4.0.2.

3. Condition 30

- 3.1. "Reserved matters for each phase shall include details of SuDS to serve that phase, based on the approved SuDS Strategy. SuDS shall be provided before occupation of the development it is to serve in accordance with the approved details and the phasing details pursuant to condition 3 and retained thereafter."

Reason: to prevent increased flood risk from surface water run-off in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change); Core Strategy policy CPI; and Managing Development Delivery Local Plan policies CC09 and CC10; and Design Principle 1d(ii) of the South Wokingham SDL SPD.

- 3.2. The works proposed to the SANG are landscaping – predominantly soft landscaping with hard landscaped footpaths and a car park. The paths will be constructed with falls such that any surface water will shed to the adjacent soft landscaping. Similarly, the car park will be laid to falls with water being shed to the soft landscaping surrounding it. Therefore there are no formal drainage networks and no specific SUDS features.
- 3.3. Within the SANG, an attenuation basin is being formed, by others, related to the SWDR. This does not form part of the works being undertaken under application number 191068.
- 3.4. Future installation of SUDS features associated with plot R5 including basins R4A-R5A, R4C-R5B and the offline attenuation tank will be subject to detailed design pursuant to the reserved matters application for Parcel R5.

4. Condition 32

- 4.1. "Development shall not commence in each phase until details of any proposed points of connection, including any connection into a drainage system or ordinary watercourse on third party land, have been submitted to and approved in writing by the Local Planning Authority and no discharge of surface water from the site shall be accepted in the public system until the drainage works have been completed in accordance with the approved details. The details shall demonstrate any connections onto third party land have the approval of the third party landowner and that the system immediately downstream is clear from obstruction.

Reason: to prevent increased flood risk from surface water run-off in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal



Change); Core Strategy policy CPI; and Managing Development Delivery Local Plan policies CC09 and CC10; and Design Principle 1d(ii) of the South Wokingham SDL SPD.

- 4.2. The works proposed to the SANG are landscaping – predominantly soft landscaping with hard landscaped footpaths and a car park. The paths will be constructed with falls such that any surface water will shed to the adjacent soft landscaping. Similarly, the car park will be laid to falls with water being shed to the soft landscaping surrounding it. Therefore there are no formal drainage networks and no formal drainage connections required as part of these works.
- 4.3. Works undertaken by Balfour Beatty as part of the SWDR construction include the attenuation basin and connection into the Emm Brook. Details of the Emm Brook connection are provided in Ordinary Watercourse Connection Points – Technical Note, ref WMHP-TG-SRWG1-TN-DD-0509 dated 17/08/21, approved under condition 242531.
- 4.4. Future installation of connections from the basins R4A-R5A, R4C-R5B and the offline attenuation tank to the watercourse will be subject to detailed design pursuant to the reserved matters application for Parcel R5.

5. Condition 35

- 5.1. “No phase of development shall be brought into used or occupied until a SuDS Management and Maintenance Plan for the lifetime of the development has been submitted to and provided in writing by Local Planning Authority. The plan should include details of:
 - i. arrangements to secure the operation of the scheme throughout its lifetime including adoption by a private management company, WBC or a Statutory Undertaker.
 - ii. Maintenance access;
 - iii. A method statement for safe and sustainable removal and disposal of waste from drainage system, detailing frequency, the materials to be used and standard of work; and
 - iv. A GIS shapefile for the drainage system serving the site.

The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason: to prevent increased flood risk from surface water run-off in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change); Core Strategy policy CPI; and Managing Development Delivery Local Plan policies CC09 and CC10.

- 5.2. The works proposed to the SANG, being undertaken by the Consortium, are landscaping – predominantly soft landscaping with hard landscaped footpaths and a car park. The paths will be constructed with falls such that any surface water will shed to the adjacent soft



landscaping. Similarly, the car park will be laid to falls with water being shed to the soft landscaping surrounding it. There are no formal drainage networks and no specific SUDS features installed as part of these works and consequently no SuDS management and maintenance plan.

- 5.3. The detention basin within the SANG is a SUDS feature constructed by Balfour Beatty for the SWDR. It will be adopted and maintained by WBC as part of the adopted highway. The inspection and maintenance regime for this feature is described in the Surface Water Management, Adoption and Maintenance Plan, ref WMHP-TG-SRWG1-RP-DD-0508 dated 23/01/24 and approved under condition 242531.
- 5.4. Details of the management and maintenance strategy for basins R4A-R5A, R4C-R5B and the offline attenuation tank will be subject to detailed design pursuant to the reserved matters application for Parcel R5.