
Re: 326-241211-J2-The drive, Earley, Suds report

From Rob Saunders [REDACTED]

Date Thu 12/12/2024 09:44

To Chris Connor [REDACTED]

Hi Chris

Thanks for this enquiry.

I'll assume that the Condition was lawfully imposed hence met the tests under NPPF:56 therefore it must be both precise and reasonable.

Point 1:

I understand that the roof areas are not increasing hence point 1 of the Condition is met:

The wording of the Condition is precise and says "*ensuring that discharge is controlled at existing rates*". By not increasing the drained area "ensures" this.

I also understand that the design intention is to incorporate a permeable medium to the front drive following the removal to tarmacadam hence the unattenuated run-off from the site will be reduced and hence provides a betterment over the existing. This therefore meets the "*preferably better*" of Point 1.

Point 2:

I understand that the existing provision is retained hence no new connections are proposed.

Point 3:

I understand that the design intention is to incorporate a water butt per dwelling. Given the application is for a change of use without any external works then the provision of water butts (which are SuDS suitable for small plots - ref: SuDS manual) would be reasonable, having "*regard, in particular to the nature and scale of the proposed development*" (Section 62(4A) of the T&CP Act). These will also help to reduce potable water demand.

ON-PLOT SUDS



Figure 10.7 On-plot SuDS (courtesy Illman Young, Robert Bray Associates)

Point 4:

0.1 Permeable hard landscaping

The maintenance plan for permeable hard landscaping will include:

- Monthly litter removal;

- Annual inspection and repairs as/if required.

0.1 Water butts

A maintenance plan for water butts should include:

- Regular inspection of silt traps and filters.
- Removal of sediments and debris as required.

I cannot see there is anything further required to clear the Condition (assuming that it was lawfully imposed).

Therefore I cannot see how I can add further value to this project.

I'll not offer a quote.

Hope of use

Regards
Rob

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On 11/12/2024 16:41, Chris Connor wrote:

Rob hi,
I hope you're well.

I tried to ring you with regards to one of my current project at 2 The Drive, Earley. Please see attached a copy of the consented existing and proposed site plans for the proposals as listed on the attached drawing issue and register sheet dated 11th December 2024.

The works are to split the semi-detached dwelling, and the attached single storey element attached to it into separate dwellings. The front tarmacadam drive will be removed and replaced with a new permeable block paving system. The rear garden will also be relandscaped, new planting etc.

The LPA, Wokingham Borough Council, have placed a SUDs pre-commencement condition ,which is as follows;

9. No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- 1. The existing drainage system for the dwelling and how the proposed subdivision feeds into it, ensuring that discharge is controlled at existing rates, or preferably better.*
- 2. If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot*