

FAO: Marcia Head
Head of Development Management – Place & Growth
Wokingham Borough Council
By Email: development.control@wokingham.gov.uk

7 October 2024

Dear Ms Head,

RE: Condition Discharge Planning Application for 565 Reading Road, Winnersh, Wokingham, RG41 5HJ, in relation to permission 231919

In response to our application for the discharge of pre-commencement conditions in relation to application 231919, approved on 20 December 2023, we write to explain the conditions we wish to discharge, and documents in relation.

The following sets out **the original conditions to be discharged in red, and the proposed re-wording / amendment of the condition following approval of the information submitted in green**

3. No development shall take place until a flood risk assessment with 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. Calculations indicating the existing runoff rate from the site.
2. BRE 365 test results demonstrating whether infiltration is achievable or not.
3. Use of SuDS following the SuDS hierarchy, preferably infiltration.
4. Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100 year flood event with a 40% allowance for climate change and runoff controlled at existing rates, or preferably better.
5. If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.
6. A demonstration of how surface water runoff is going to be catered for, given that parts of the development site already suffer from surface water flooding.
7. Groundwater data confirming seasonal high groundwater levels in the area.
8. A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
9. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2019) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Information submitted:

5954-565R-Hydraulic calculations

5954-565R-ICS-01-XX-DR-C-0100-P01_Level Design

5954-565R-ICS-01-XX-DR-C-0200-P01_Drainage Design

5954-565R-ICS-01-XX-DR-C-0300-P01_Surface finishes

5954-565R-ICS-01-XX-DR-C-0400-P01_Construction Details

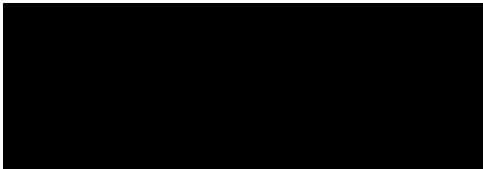
Proposed rewording of condition:

3. Drainage Details - The development hereby permitted shall follow the details of the drainage system submitted and approved as part of this application. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

We trust that the information submitted is sufficient to discharge or amend the conditions, but please do let us know if any additional information is required to assist Officers in determining the application.

We look forward to the Council's response.

Yours Sincerely,



Henk Wieringa MSc Arch RIBA, Partner