

From: Michael Eccles <michael.eccles@live.co.uk>
Sent: 17 March 2026 15:08:23 UTC+01:00
To: "Planning Appeals" <Planning.Appeals@wokingham.gov.uk>; "Rodwell St Clair" <Rodwell.StClair.2H@planninginspectorate.gov.uk>
Subject: RE: Reading Road - 243099

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Dear Seama,

Further to the circulation of the draft conditions, I write on behalf of the owner of Lavender Cottage in relation to the proposed surface water drainage condition.

Having reviewed the draft wording, my client's concern is that whilst the condition requires discharge to be limited to a calculated greenfield runoff rate, it does not specifically control the rate or volume of water entering the downstream drainage system located within her property.

As identified during the inquiry, the proposed drainage strategy relies upon discharge ultimately passing through the ditch, pipe and pond within Lavender Cottage. However, the historic discharge entering that system has not been established, nor has the downstream infrastructure been included within the hydraulic modelling.

In these circumstances, the current wording does not provide assurance that the development will not increase the burden on that existing drainage system.

As discussed during the inquiry, the proposed drainage strategy relies on discharge ultimately passing through drainage infrastructure within Lavender Cottage. Whilst I appreciate that property rights are not a matter for determination through this process, the reliance on third-party land is relevant to the deliverability of the scheme. In the absence of clear evidence demonstrating that the proposed discharge would not increase the burden on that system, there remains uncertainty as to whether the drainage strategy can be implemented as proposed.

To address this, my client respectfully requests that the drainage condition be amended to require the submission of a scheme demonstrating that discharge into the downstream drainage system serving Lavender Cottage shall not exceed the existing and historic rate and volume of runoff currently received.

Suggested wording is set out below for ease of reference:

No development shall commence until a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority which demonstrates that the discharge of surface water from the development into the downstream ditch and drainage system serving Lavender Cottage shall not exceed the existing and historic rate and volume of surface water runoff currently passing from the site into that system.

The scheme shall include:

- *an assessment of the existing and historic discharge rate and volume entering the downstream drainage system*
- *a comparison between the existing/historic discharge and the proposed discharge*
- *hydraulic calculations demonstrating that the proposed discharge will not exceed the existing/historic rate or volume*
- *details of flow control and attenuation measures required to achieve this*
- *Where feasible, the scheme shall achieve a reduction in discharge compared to the existing situation*

The development shall thereafter be carried out in accordance with the approved scheme and retained for the lifetime of the development.

This refinement would ensure that the drainage strategy is properly evidenced and would provide appropriate protection against any increase in downstream impact.

My client's position is that it is important, both from a planning and legal perspective, that no additional burden is placed on her land, and that this is clearly demonstrated through the approved drainage strategy.

I trust this is helpful to the Inspector in finalising the conditions.

For and on behalf of the owner of Lavender Cottage,

Michael Eccles

From: Planning Appeals <Planning.Appeals@wokingham.gov.uk>

Sent: 16 March 2026 14:45

To: Rodwell St Clair <Rodwell.StClair.2H@planninginspectorate.gov.uk>

Cc: Brigid Taylor <b.taylor@woolfbond.co.uk>; Michael Eccles <michael.eccles@live.co.uk>

Subject: Reading Road - 243099

Good afternoon Rodwell

Could you please pass the attached Draft conditions onto the Inspector.

These have been uploaded to the website as CD05.11.

Kind regards,

Seama Ali, LLB

Planning Technical Officer, Development Management and Compliance.

Wokingham Borough Council

Email: Planning.appeals@wokingham.gov.uk

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Website: www.wokingham.gov.uk



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