

RE: Reading Road – 243099

From -- Michael Eccles michael.eccles@live.co.uk

To - Planning Appeals <Planning.Appeals@wokingham.gov.uk>

Good morning, Seama,

Could you please forward this email onto the Inspector for her consideration?

Dear Inspector,

Further to discussions with the appellant's drainage expert and planning consultant, and the Council's drainage officer and planning officer, I write on behalf of the owner of Lavender Cottage to confirm that there is broad agreement on the proposed refinement to Condition 12(a).

The agreed wording for part (a) is as follows:

- (a) Full calculations demonstrating the capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at 1.67l/s/ha, or preferably better. Notwithstanding the above, the surface water drainage scheme shall demonstrate that discharge from the development to the downstream ditch and drainage system serving Lavender Cottage shall be restricted to no greater than the greenfield runoff rate derived from the area of the site that currently drains to that outfall prior to development. The strategy is required to demonstrate both how on-site storm run-off is being dealt with and how off-site flows entering the site are being managed.*

There is one remaining point of detail regarding the reference to the contributing catchment. It has been suggested that the word "currently" be removed from the phrase:

"...the area of the site that currently drains to that outfall prior to development."

Whilst my client is generally supportive of the agreed wording, we consider it important that the condition clearly references the pre-development drainage scenario, to ensure that the contributing catchment is properly defined and that the discharge reflects the existing situation.

Without such clarification, there is a risk of ambiguity as to how the contributing area is to be established.

In that context, my client would be content either for the word "*currently*" to be retained, or alternatively for the wording to be amended to:

"...the area of the site that drains to that outfall in the pre-development condition."

This would provide clarity whilst remaining consistent with standard drainage assessment practice.

I trust this is helpful in finalising the condition.

For and on behalf of the owner of Lavender Cottage,

Michael Eccles