

Please find below our Objections/Comments against PA242269 - Discharge Condition 5 (Drainage)

1. We reiterate our following lodged Objections to PA240706 – Condition 5 Drainage

♣ **We note that no existing drainage has been identified within the site outlined red subject of PA222556**, nor within the site outlined blue, and that therefore all submitted calculations submitted in this Application are entirely based on the proposed new drainage to be provided.

♣ Proposal is for surface water to be pumped to the surface water drains in the London Road. **Surely the foul drainage should similarly be pumped** as it is proposed to discharge to the Thames Water sewer in the London Road? The gradient for discharge travel is the same as for the surface water and the distance of travel is longer. Without pumping surely there is risk that 'flow' will back-up (surcharge) and fill the inspection chamber?

♣ Whilst **we contend that the whole site (edged red and blue) has the potential for hazardous contamination** to be present, we believe that particular consideration should be given to this potential risk during construction of drainage as it is likely to be most prevalent where the proposed foul drainage inspection chamber and foul and surface water drainage is to be constructed – all within the red outlined site but not on land formerly rear of 306 London Road.

2. Private Drainage Layout – EX23 115 06 304 London Road 200 P2 and Attenuation Design 160824 – Calculations

It is believed, but has not been stated, that these submissions are based on WBC Drainage response to PA240706. We note the addition of 'Permavoid' storage on 3 sides of the new build, in particular adjacent to land rear of 304 London Road - Please refer to our comments under Point 3 below regarding Contamination concerns. The remainder of the JMS SuDS documentation has not been relodged against PA242269? Will ALL surface water from this site still be pumped to London Road as previously lodged design?

HOWEVER, on scrutinising the photographs within document submitted "Contamination Land Watching Brief" there is clearly a photo taken in the new build rear garden area looking south towards the new build with the existing exterior east facing single dwelling (Annex – 304a London Road) to the right as having roof surface water gutters and downpipes discharging into land within the redline site area subject of PA 222556.

This drainage has **not been identified by the applicant in previous submissions** that have required '**existing drainage details for the whole site**' and we question whether this has been identified now for calculations and consideration? **Surely full details must be provided to correctly ascertain where this surface water is discharged, i.e. a) within the site area subject of PA222556 and therefore relevant for calculation of surface water flows etc? or b) if the final discharge is not within that site where does it discharge to? and c) is there potential discharge off site risk of surface water flooding to neighbouring properties?**

We note that the Attenuation Design 160804 – Calculations are on a form headed "*XP Solutions Source Control 2018.1*" .. "*Summary of Results for 100 year Return Period (+40%)*". We appreciate the reason 100 year return but as calculations changed in 2022 to allow for effects of Climate Change we think that the +% could now be greater than + 40% ?

3. Drainage details and considerations

- We note that the required **TW Consent Notice** has been provided, that it is Conditional and that it does not and cannot be used to discharge any drainage related planning conditions.
- There is no **foul drainage detailed** proposal submitted for consideration against PA242269 to discharge Condition 5. Therefore, we do not know whether our previously expressed concerns have been addressed regarding the **pumping of foul off site** to the London Road.
- We are raising for consideration our concerns regarding possible implication/s from potential contamination of 2 specific areas within the red outlined site subject of PA222556 that we think relevant regarding design of drainage for the new build. **A)** part of the land rear of 304 London Road and **B)** the full width and length of the driveway between 306 and 304 London Road that provides shared access to, and egress, from London Road FOR ALL accessing the new build and any part of the remainder of the whole site edged blue i.e. rear 304 and rear 302 London Road.
- Historically, [*reference Plan PL-03 Rev B issued 6/2/2019 submitted against PA182277*] but not exclusively, both of these areas identified in paragraph above have been used in connection with the transportation and storage, onto and off the site, of vehicles for repairs and associated waste and/or replacement parts including oils etc , 'recovered' vehicles, MOT failures (as advertised on public highway forward of 304 London Road) HGV vehicles, caravans, and some domestic and commercial vehicles potentially associated with the existing single dwelling and also 304 London Road house fronting London Road. Additionally, historically during the 5 years we have lived in Wokingham a fork-lift has operated within the whole site (outline red and blue) that appears to be used for a very wide variety of tasks.

Because no details have been submitted regarding any existing drainage to the area of land forward of the existing single dwelling and up to the London Road between 306 and 304 London Road (subject of PA222556) we have assumed that there is no existing mitigating drainage to discharge potential contaminated surface water to a sewer. Surely consideration must be given to the potential for this surface water to run-off these shared hard surfaces (*for access and turning of vehicles*) onto the abutting area for the new build, particularly to the new parking spaces and front garden amenity for the new build. This would be relevant for the purposes of calculation of surface water flow/discharge and whether the run-off may have the potential to be contaminated.

4. The 'TW Construction Guidelines Booklet' and 'Connect Right'

General information, not specific design detail to discharge Condition 5 – Foul and/or Surface Drainage. Surely, irrelevant save perhaps for Condition 6 Method Statement?

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