

Emy Circuit -Delivery Manager (South Wokingham & Wokingham Town Centre)
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1WR

Planning Portal Reference: PP-13453560

Lanpro Project Number: 4977/P

4 October 2024

Dear Emy,

Application for Approval of Details Reserved by Condition Pursuant to Planning Permission Reference: 192928. Construction of the South Wokingham Distributor Road ('SWDR') at Land South of Wokingham, East of Finchampstead Road and West of Waterloo Road, Wokingham

Lanpro Services Limited ('Lanpro') acts on behalf of the applicant, Wokingham Borough Council ('WBC') in respect of the SWDR. On behalf of WBC, please find enclosed an application (Planning Portal reference PP-13453560) for the re-discharge of Conditions 19 (Surface water drainage and Sustainable Drainage Systems (SuDS)), 20 (SuDS Strategy), 21 (Drainage System), 22 (Drainage Exceedance Route) and 23 (Drainage (Maintenance)) pursuant to planning permission reference 192928 which relate to the Site.

Context

Full planning permission reference 192928 was granted by WBC on 24 May 2021 for the construction of the South Wokingham Distributor Road (SWDR) which provides a link between Finchampstead Road and Waterloo Road, including a link to Heathlands Road. According to the Decision Notice, the planning permission was subject to 29no conditions, 16no of which are considered to be pre-commencement conditions.

A number of conditions have already been discharged under application references 213417, 213430, 213441, 213554, 213995, 240376, 240518 and 240672 as follows:

Conditions 19, 20, and 23 were previously partially discharged under application 240672 on 11 April 2024, insofar as they related to Phase 1 development (commencement works). The Decision Notice for this application is included at **Appendix 1** of this letter.

Prior to this, Conditions 19, 20, 21, 22, and 23 were submitted for discharge under application 213441. Acceptable details were provided in respect of Conditions 21 and 22, and these were discharged on 14 December 2022.. The Decision Notice for this application is included in **Appendix 2** of this letter.

Formal requests for pre-application advice under references 241566 and 241711 were submitted to WBC on 20 June 2024 and 5 July 2024, respectively, seeking guidance on the acceptability of the details submitted in respect of Conditions 19, 20 and 23.

Following the pre-application submissions, revisions have been made to the previously submitted information related to Conditions 19, 20, 21, 22 and 23. This application therefore seeks to re-discharge Conditions 19, 20, 21, 22 and 23, pursuant to planning permission reference 192928.

Discharge of Condition 19 Pursuant to the Planning Permission

The full wording of Condition 19 is as follows:

“Before commencement of development, a strategy demonstrating coordination with the wider Strategic Development Location (the SuDS Strategy), based on the Flood Risk Assessment (Version 3) dated February 2021, reference 66439-FRA-001 (V3) and the hydraulic modelling report (Report Ref. 66439-HMA-01) and including drainage calculations, details of the layout, position and size of attenuation basins, and principles for locally based treatments such as rain gardens, filter strips and swales shall be submitted to and approved in writing by the Local Planning Authority.

Reason: to prevent the increased risk of flooding, and to protect water quality in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policies CP1, CP221 and Appendix 7; Managing Development Delivery Local Plan policies CC09 & CC10; and the South Wokingham SDL SPD. Details are required prior to commencement because drainage is integral to the design of the road and levels, all of which need to be considered comprehensively across the whole site.”

This application seeks a re-discharge of Condition 19, pertaining to the updated detailed plans as listed at **Appendix 3**.

Discharge of Condition 20 Pursuant to the Planning Permission

The full wording of Condition 20 is as follows:

“No development shall take place in any phase until details of SuDS that serve that phase, based on the approved SuDS Strategy have been submitted to and approved in writing by the Local Planning Authority. No section of the road shall be brought into use until surface water drainage to serve it has been provided in accordance with the approved details and the phasing details approved under condition 4 and the SuDS shall be retained thereafter.

Reason: to prevent increased flood risk from surface water run-off in accordance with NPPF 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; and Design Principle 1d(ii) of the South Wokingham SDL SPD. Details are required prior to commencement because drainage is integral to the design of the road and levels.”

This application seeks a re-discharge of Condition 20, pertaining to the updated detailed plans as listed at **Appendix 3**.

Discharge of Condition 21 Pursuant to the Planning Permission

The full wording of Condition 21 is as follows:

“Development shall not commence until details of any proposed points of connection, including any connection into a drainage system or ordinary watercourse on third party land, have been submitted to and approved in writing by the Local Planning Authority and no discharge of surface water from the site shall be accepted into the public system until the drainage works have been completed in accordance with the approved details. The details shall demonstrate any connections onto third party land have the approval of the third party landowner and that the system immediately downstream is clear from obstruction.

Reason: to ensure that suitable connections to existing surface water drainage infrastructure are made and that permission to discharge water is sought from third party landowners where the connection is not on the applicant’s land which is necessary to prevent increased flood risk in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change); Core Strategy policy CP1; Managing Development Delivery Local Plan policies CC09 and CC10; and Design Principle 1d(ii) of the South Wokingham SDL SPD. Details are required prior to commencement because they are fundamental to achieving acceptable drainage and therefore the design of the scheme as a whole.”

This application seeks a re-discharge of Condition 21, pertaining to the updated detailed plans listed at **Appendix 3**.

Discharge of Condition 22 Pursuant to the Planning Permission

The full wording of Condition 22 is as follows:

“i) Before commencement of development, an exceedance flow routing plan for flows above the 1 in 100+40% climate change shall be submitted to and approved in writing by Local Planning Authority. The Plan shall identify exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of public open space. Flow routes through gardens and other areas in private ownership will not be permitted.

ii) works shall be implemented in accordance with the approved details before any phase of the development is first brought into use.

Reason: to prevent increased flood risk from surface water run-off in accordance with NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1; Managing Development Delivery Local Plan policies CC09 and CC10; and Design Principle 1d(ii) of the South Wokingham SDL SPD. Details are required prior to commencement because they are fundamental to achieving acceptable drainage and to the design of the scheme as a whole.”

This application seeks a re-discharge of Condition 22, pertaining to the updated detailed plans listed at **Appendix 3**.

Discharge of Condition 23 Pursuant to the Planning Permission

The full wording of Condition 23 is as follows:

“No phase of development shall be brought into use until a SuDS Management and Maintenance Plan for the lifetime of the development has been submitted to and approved in writing by Local Planning Authority. The plan should include details of:

- i) arrangements to secure the operation of the scheme throughout its lifetime including adoption by a Private Management Company, WBC or a Statutory Undertaker;*
- ii) maintenance access to all drainage features including those within the SANG and other public open space, consistent with the highway design and landscaping details pursuant to conditions 6 & 12;*
- iii) a method statement for safe and sustainable removal and disposal of waste from drainage system, detailing frequency, the materials to be used and standard of work; and*
- iv) a GIS shape file for the drainage system serving the site.*
- v) The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.*

Reason: To ensure drainage system locations recorded in the Wokingham Borough Council Drainage Asset Register and appropriately maintained, to prevent increased flood risk from surface water run-off in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 & CP21; and Managing Development Delivery Local Plan policies CC09, CC10 and TB23.”

This application seeks a re-discharge of Condition 23, pertaining to the updated detailed plans listed at **Appendix 3**.

Application Contents

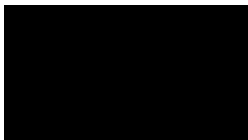
Please find enclosed an application for the approval of details reserved by Conditions 19, 20, 21, 22 and 23.

The application comprises:

- ✓ Completed Application Form
- ✓ Application Fee
- ✓ This Covering Letter
- ✓ Appendix 1 – 240376 Decision Notice
- ✓ Appendix 2 – 213442 Decision Notice; and
- ✓ Appendix 3 – Drawings List

We trust that the above and enclosures are in order and sufficient for this discharge of condition application to be registered. If you require anything further or would like to discuss the submitted details in more detail, please do not hesitate to contact me in the first instance.

Yours sincerely,



Guoda Vaitkeviciute
Senior Planner

