

From: Amber Childs <Amber.Childs@crestnicholson.com>
Sent: 23 April 2025 07:08:44 UTC+00:00
To: "Joanna Carter" <Joanna.Carter@wokingham.gov.uk>
Cc: "Nick Chancellor" <Nick.Chancellor@wokingham.gov.uk>
Subject: Re: 250198 Conditions submission - Parcel V2n
Attachments: 148823-C.210 Adoptable Drainage Construction Details-02-C1.pdf, 148823-C.600 S104 Layout-02-C6.pdf, 148823-C.600 S104 Layout-01-C6.pdf, 148823-C.211 Hydro-Brake Construction Details-01-C1.pdf

Hi Joanna,

Although AECOM prepared the RMA drainage design drawings, the detailed design of Parcel V2N was prepared by Fairhurst Consultants. Fairhurst submitted S104 applications for the drainage design within the parcel boundary, although in accordance with the catchment assumptions in the RMA design. The Fairhurst design discharges surface water as per the into the Green Corridor, and when the Green Corridor application was submitted with the temporary connections removed and Pond 16 re-sized, the Fairhurst design was validated and connections between Green Corridor and the Parcel drainage were updated for consistency .

As such, please see attached the approved S104 pack to be submitted as the supplementary information.

If you require anything further, please let me know.

Kind regards,

Amber Childs BA (Hons) MCIOB
Assistant Technical Coordinator – Chiltern Division

Crest Nicholson Chiltern
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From: Joanna Carter <Joanna.Carter@wokingham.gov.uk>
Sent: 07 April 2025 5:29 PM
To: Amber Childs <Amber.Childs@crestnicholson.com>
Cc: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>
Subject: [EXTERNAL] RE: 250198 Conditions submission - Parcel V2n

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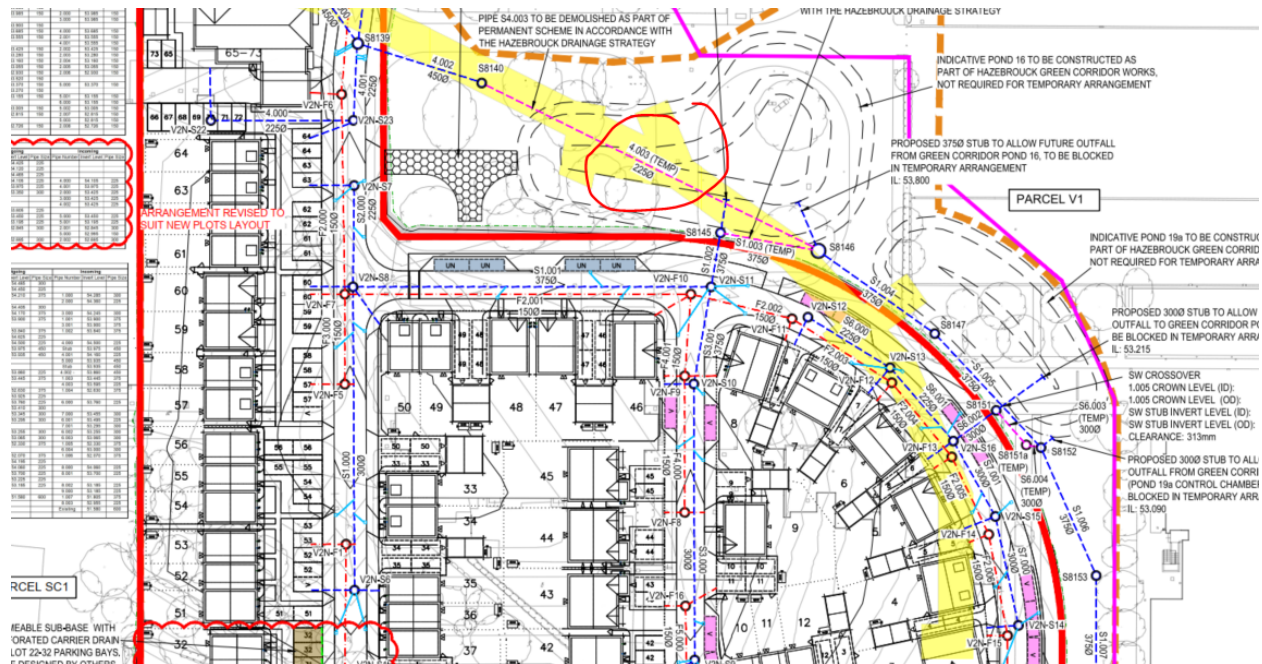
Hi Amber,

I am now in receipt of the site-wide drainage strategy and additional info. I have requested simulation files to be provided by Boyer/AECOM so that simulation results can be audited. In the meantime, in order to validate this application, please can you provide updated documents specific to Parcel V2N? The documents provided to date pertain to the site-wide strategy.

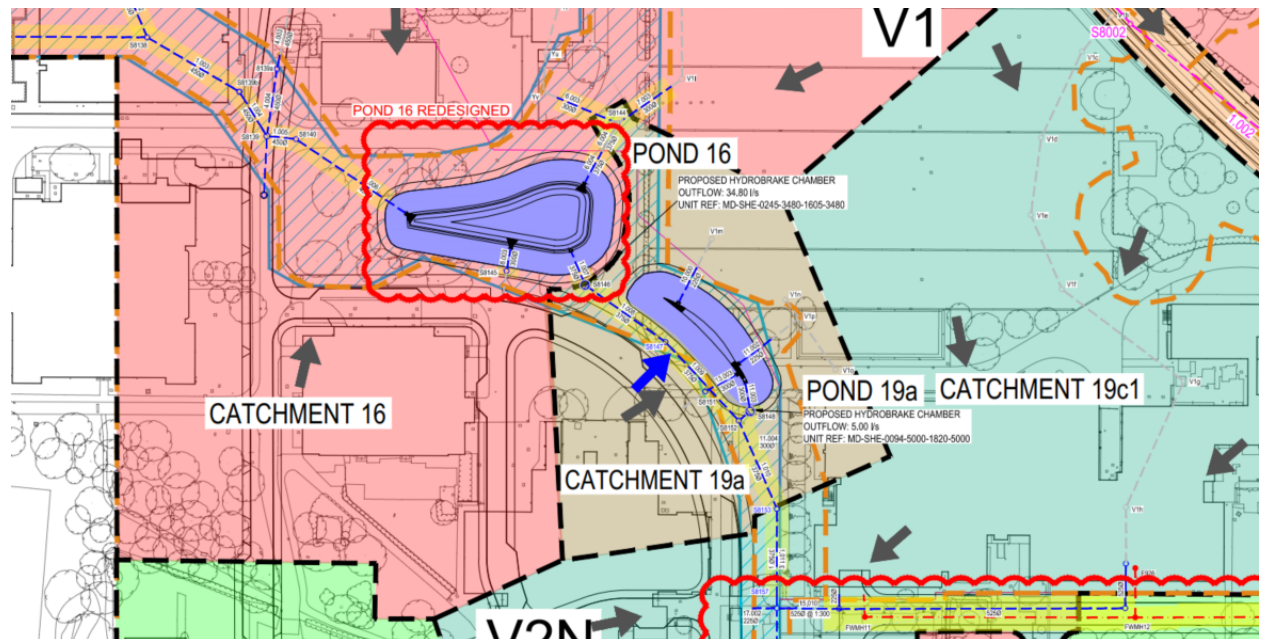
Previously, we had the following documents received in respect of detailed drainage scheme for Parcel V2N:

Condition 43 (Foul and Surface Water Drainage Strategy)	Proposed Drainage Longsections - Sheet 2 of 2 60312043-CIV-V2N-EW-009 Rev P03	07/06/2022	22040
	Drainage Statement 60312043-V2N-DS Rev 4.0 January 2022 AECOM Proposed Catchment Plan 60312043 CIV-V2N-EW-006 Rev P05 Proposed Drainage GA 60312043 CIV-V2N-EW-005 Rev P06 Proposed Drainage Longsections - Sheet 1 of 2 60312043-CIV-V2N-EW-008 Rev P03	16/08/2022	
	60312043-CIV-298 P12 Hazebrouke SuDS Assessment	16/01/2023	
Condition 44 (Sustainable Drainage Scheme)	Proposed Drainage Longsections - Sheet 2 of 2 60312043-CIV-V2N-EW-009 Rev P03	07/06/2022	22040
	Drainage Statement 60312043-V2N-DS Rev 4.0 January 2022 AECOM Proposed Catchment Plan 60312043 CIV-V2N-EW-006 Rev P05 Proposed Drainage GA 60312043 CIV-V2N-EW-005 Rev P06 Proposed Drainage Longsections - Sheet 1 of 2 60312043-CIV-V2N-EW-008 Rev P03	16/08/2022	

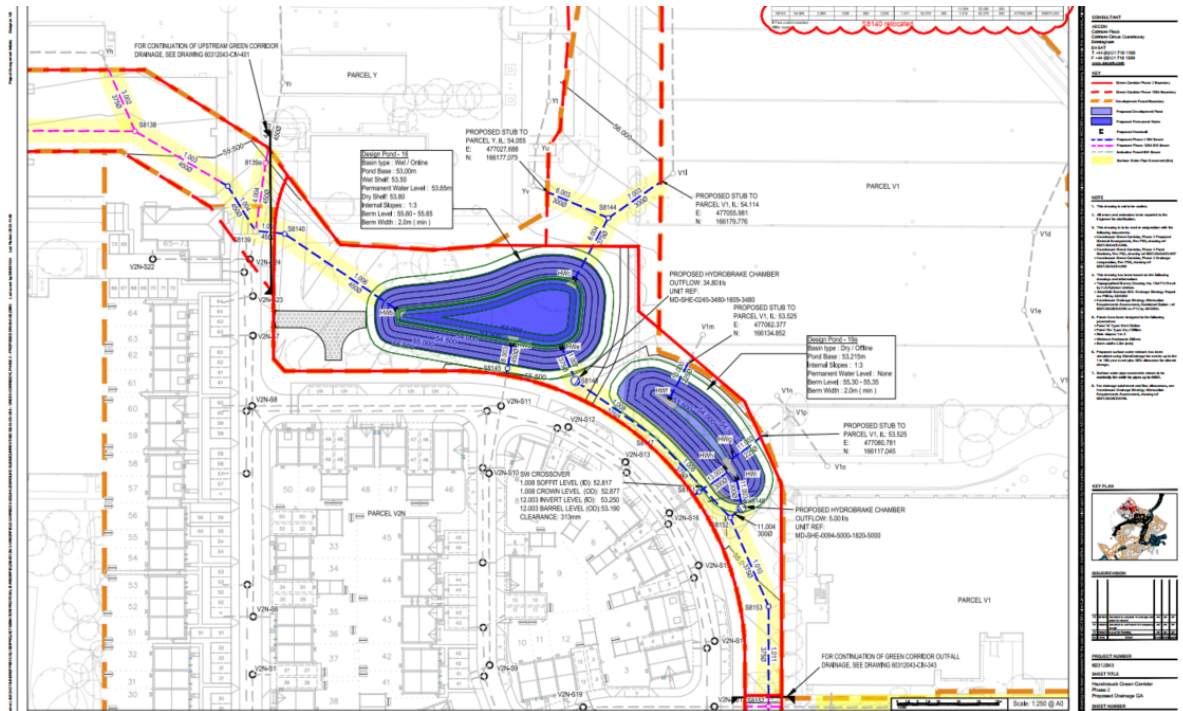
The most recent Drainage GA for Parcel V2N shows the temporary drainage arrangement bypassing Pond 16:



Pond 16 has subsequently been redesigned and temporary arrangement removed as shown in the Hazebrouck Strategy Rev P13 below:



And as shown in details submitted pursuant to application 232916 (Green Corridor only – condition 4 of the RM approval 220421):



Therefore, updated information pertaining to Parcel V2N and drainage scheme will need to be provided please.

Kind Regards,

Joanna

Joanna Carter LLB LLM MA

Principal Planning Officer

Development Management and Compliance

Place & Growth

Wokingham Borough Council

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From: Amber Childs <Amber.Childs@crestnicholson.com>
Sent: 11 March 2025 10:23
To: Joanna Carter <Joanna.Carter@wokingham.gov.uk>
Cc: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>
Subject: Re: 250198 Conditions submission - Parcel V2n

Hi Joanna,

Boyer and AECOM are currently in discussions regarding the required information. Hopefully this will be with you very shortly.

Kind regards,

Amber Childs BA (Hons) MCIOB
Assistant Technical Coordinator – Chiltern Division

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From: Joanna Carter <Joanna.Carter@wokingham.gov.uk>
Sent: 05 March 2025 2:15 PM
To: Amber Childs <Amber.Childs@crestnicholson.com>
Cc: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>
Subject: [EXTERNAL] RE: 250198 Conditions submission - Parcel V2n

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Hi Amber,

Thank you for your email. The application is currently invalid, but I am happy to agree an extension of time for the submission of outstanding information. Are you able to indicate when this information may be forthcoming?

With regard to 242668, I believe this one relates to Parcel O2. My colleague Nick Chancellor oversees Parcel O2 conditions applications and I would suggest liaising with Nick on the progress of this application.

Kind Regards,

Joanna

Joanna Carter LLB LLM MA
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From: Amber Childs <Amber.Childs@crestnicholson.com>
Sent: 05 March 2025 13:13
To: Joanna Carter <Joanna.Carter@wokingham.gov.uk>
Cc: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>
Subject: Re: 250198 Conditions submission - Parcel V2n

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Hi Joanna,

We are currently liaising on multiple parties on this one, see attached. Please can we leave it open for the time being?

Is there any update on 242268 please, I believe an extension of time was agreed until 31/01/2025.

Kind regards,

Amber Childs BA (Hons) MCIOB
Assistant Technical Coordinator – Chiltern Division

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From: Joanna Carter <Joanna.Carter@wokingham.gov.uk>
Sent: 03 March 2025 5:37 PM
To: Amber Childs <Amber.Childs@crestnicholson.com>
Cc: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>
Subject: [EXTERNAL] RE: 250198 Conditions submission - Parcel V2n

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Hi Amber,

I hope you are well. I am advised that this application is due to be closed as the outstanding information was not provided. Note please we have received details for the site-wide strategy (app ref 240443), but I note information is still outstanding as per invalid letter for application 250198. Please can you provide an update by the end of tomorrow so that I can advise the Validation Team how to proceed?

Kind Regards,

Joanna

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Principal Planning Officer
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From: Joanna Carter
Sent: 29 January 2025 13:25
To: Amber Childs <Amber.Childs@crestnicholson.com>
Cc: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>
Subject: 250198 Conditions submission - Parcel V2n

Hi Amber,

Further to my email to Jude (attached), the recent submission for drainage conditions for parcel V2N will be currently invalid as we are awaiting the new site-wide drainage strategy to be submitted for approval under ref 240443. This is because in order to assess the drainage scheme for Parcel V2n we need to have an approved drainage strategy to assess the compliance against. I would suggest liaising with Boyer on this if you have further questions.

In the meantime, my colleagues from Validation Team will be in touch to advise what is also required. As always, we will require a covering letter setting out the reason for submission and explanation (in a textual form) what the submission seeks to achieve. It would be helpful if the application for the updated site-wide drainage strategy could also be referenced so that our future selves can easily understand how the strategy has evolved.

I note that two documents with microdrainage calculations have been submitted, both 124 pages long. Please can you confirm whether these in duplicate and whether one can be deleted? If they are not identical, please advise which one is to be retained on file for assessment.

Technical Note

AECOM

Technical Note

Microdrainage Simulation Results

Pond 17
10yr+30%CC

Microdrainage Simulation Results

Pond 17
10yr+30%CC

With regard to other information outstanding in respect of this application, we will need to see detailed drainage scheme information for Parcel V2n. For reference, it may be helpful to review details submitted to date under ref 220409. These are listed under the Conditions Update Decision Letter (attached for reference) under relevant conditions.

Kind Regards,

Joanna

Joanna Carter LLB LLM MA
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