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25 September 2024

Our Ref: 35956

Planning Portal Ref: PP-13437918

Dear Emy,

Phase 2b of the South Wokingham Strategic Development Location – Submission of Discharge of Condition Application – Condition 29 (Surface Water Drainage and Sustainable Drainage Systems (SuDS))

On behalf of our clients, Kier Ventures and Miller Homes (“the Applicants”), we write to formally submit details to discharge Condition 29 (Surface Water Drainage and Sustainable Drainage Systems (SuDS)) pursuant to full planning permission reference 191068.

Condition 10 (Ground and Building Levels) states:

“Before or concurrent with submission of the first application pursuant to reserved matters or commencement of development within the SANG (whichever is earlier), a Strategy demonstrating coordination with the wider Strategic Development Location (the SuDS Strategy), based on Phase 2 of the South Wokingham SDL Flood Risk Assessment, Ref No: 70001684FRA-SDL-001 (August 2020) (Environmental Statement Phase 2 Addendum Volume 2) 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 & CP21; Managing Development Delivery Local Plan policies CC09 & CC10; and the South Wokingham SDL SPD.”

To discharge this condition the following information is submitted:

- Surface Water Drainage and Sustainable Drainage Systems (SuDS Report by ALP (ref. A398-TN004C; dated July 2024)

The submission of the above document accords with the requirements set out in Condition 29.

The required application fee of £145.00 will be paid directly to the Planning Portal by the Applicant along with the £70.00 Planning Portal admin fee.

I trust this information is acceptable and that the application can be registered and validated without delay. If you have any questions on any of the information, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'M Harris', is shown within a rectangular box.

Matt Harris

Associate Planner

m.harris@nexusplanning.co.uk