

**EASTERN AREA PLANNING COMMITTEE
ON 8TH FEBRUARY 2017**

UPDATE REPORT

Item No: (1) **Application No:** 16/01947/OUTMAJ **Page No.** 19-52

Site: Stonehams Farm, Long Lane, Tilehurst, Berkshire, RG31 5UG

Planning Officer Presenting: Andy Heron

Member Presenting: N/A

Parish Representative speaking: Mrs Jean Gardner

Objector(s) speaking: Mr Richard Churchill

Support(s) speaking: N/A

Applicant/Agent speaking: Mr Tim North

Ward Member(s): Cllr Webster
Cllr Linden
Cllr Chadley

Update Information:

1. Additional SuDs condition requested on 30th January 2017.

6. No development shall take place until details of sustainable drainage measures to manage surface water within the site have been submitted to and approved in writing by the Local Planning Authority via a condition discharge application.

These details shall:

- a) Incorporate the implementation of sustainable drainage methods (SuDS) in accordance with the non-statutory technical standards for SuDS (March 2015), the SuDS manual C753 (2015) and West Berkshire Council local standards;
- b) Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels;

- c) Include a drainage strategy for surface water run-off from the site since no discharge of surface water from the site will be accepted into the public system by the lead local flood authority;
- d) Include attenuation measures to retain rainfall run-off within the site, off site discharge will not be permitted;
- e) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;
- f) Include run-off calculations, discharge rates, infiltration and storage capacity calculations for the proposed SuDS measures based on a 1 in 100 year storm +40% for climate change;
- g) Include flood water exceedance routes, both on and off site; and include flow routes such as low flow, overflow and exceedance routes;
- h) Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;
- i) Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines.
- j) Ensure any permeable areas are constructed on a permeable sub-base material such as type 3 or reduced fines type 1 material as appropriate;
- k) Include details of how the SuDS measures will be maintained and managed after completion. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises;
- l) Include a Flood Risk Assessment (FRA) for developments located in areas at risk of flooding (Flood Zone 2 and 3) or developments larger than 1 hectare;
- m) Include measures with reference to environmental issues which protect or enhance the ground water quality and provide new habitats where possible.
- n) Attenuation storage measures which must have a 300mm freeboard above maximum design water level. Surface conveyance features must have a 150mm freeboard above maximum design water level;
- o) Design calculations that take into account an allowance of an additional 10% increase of paved areas over the lifetime of the development;
- p) Adoptable site access road(s) designed to incorporate suitable SuDS measures as part of a SuDS treatment train. The use of permeable / porous paving is not acceptable and the site layout shall be designed to accommodate alternative method(s) of highway drainage.

The above sustainable drainage measures shall be implemented in accordance with the approved details before the dwellings are occupied in accordance with a timetable to be submitted and agreed in writing with the Local Planning Authority as part of the details submitted for this condition. The sustainable drainage measures shall be maintained and managed in accordance with the approved details thereafter.

Reason: To ensure that surface water will be managed in a sustainable manner; to prevent the increased risk of flooding; to improve and protect water quality, habitat and amenity and ensure future maintenance of the surface water drainage system can be, and is carried out in an appropriate and efficient manner. This condition is applied in accordance with the National Planning Policy Framework, Policy CS16 of the West Berkshire Core Strategy 2006-2026, and Part 4 of Supplementary Planning Document Quality Design (June 2006). A pre-condition is necessary because insufficient detailed information accompanies the application; sustainable drainage measures may require work to be undertaken throughout the construction phase and so it is necessary to approve these details before any development takes place.

2. Additional levels condition recommended.

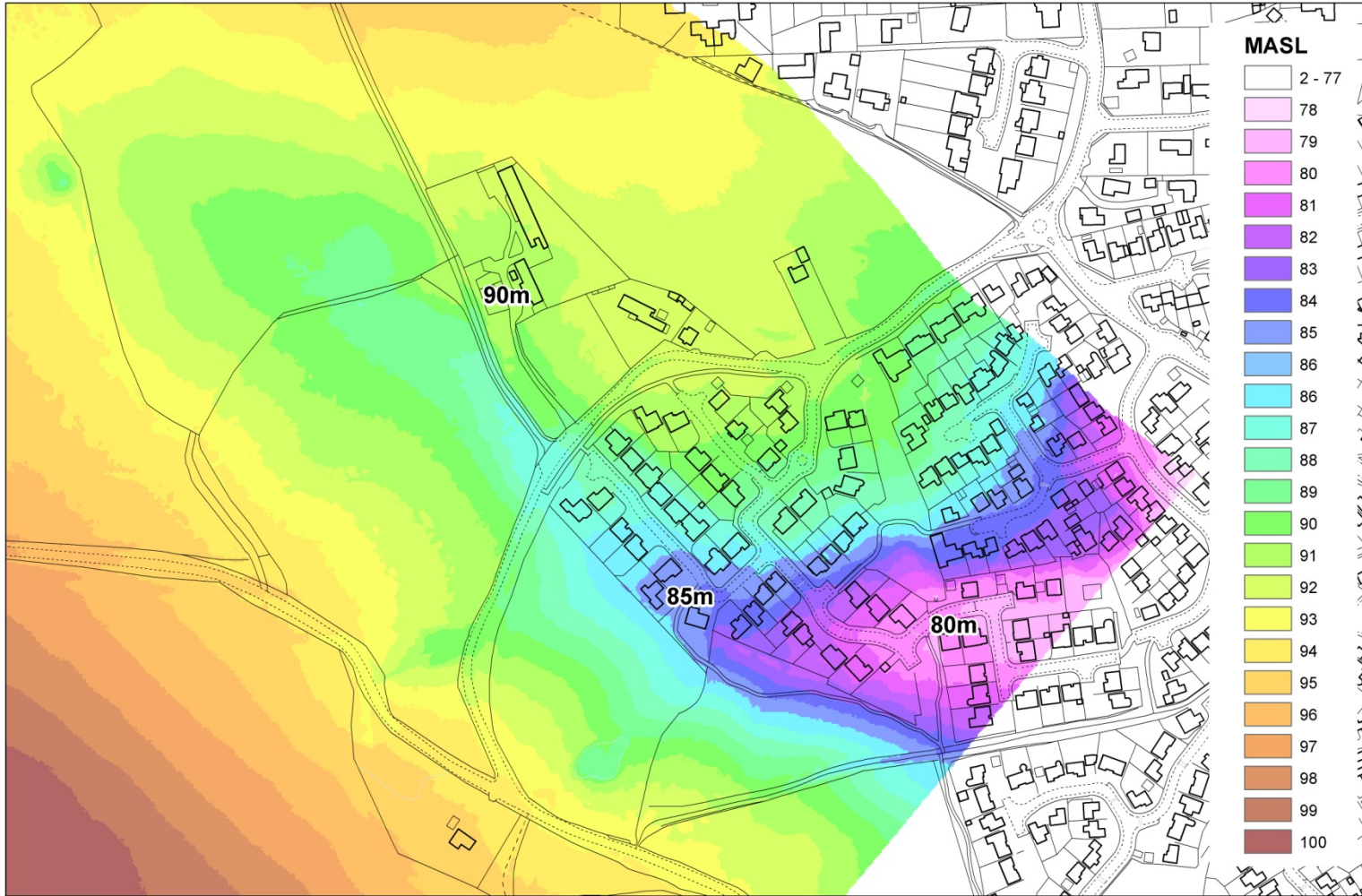
7. No development shall take place until details of the finished floor levels of the dwellings in relation to existing and proposed ground levels have been submitted to and permitted in writing by the Local Planning Authority via a discharge of condition application. The development shall be carried out in accordance with the approved levels.

Reason: To ensure a satisfactory relationship between the proposed buildings and the adjacent land. This condition is imposed in accordance with the National Planning Policy Framework (March 2012), Policies CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, and Supplementary Planning Document Quality Design (June 2006).

3. Existing land contour map.

Stonehams Farm

06/02/2017
1:2000
West Berkshire
COUNCIL



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4. North Wessex Downs AONB (hatched in green).



5. Illustrative layout plan.

