

**WESTERN AREA PLANNING COMMITTEE**  
**06 NOVEMBER 2019**  
**UPDATE REPORT**

**Item No:** (3)      **Application No:** 19/02072/REM      **Page No.** 103-118

**Site:** Garden Land at 5 Normay Rise, Newbury

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**Planning Officer Presenting:** Jeffrey Ng

**Member Presenting:** N/A

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** Kevan Williams

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** N/A

**Ward Member(s):** Councillor Adrian Abbs  
Councillor David Marsh  
Councillor Tony Vickers

### **1. Additional Consultation Responses**

<b>WBC SuDS Team</b>	No objection.
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### **2. Sustainable Urban Drainage**

SuDS team has raised no objection to the proposed development subject to a pre-commencement condition. While Condition 14 under Outline Planning Permission 17/01808/OUTD has already secured such details, it cannot be superseded in this reserved matters application. However, it is considered that an informative shall be imposed to provide a detailed guidance when the applicant is seeking to discharge Condition 14. The applicant is also reminded to contact SuDS team if they have any queries regarding the SuDS arrangement.

### **3. Updated Recommendation**

The recommendation remains as set out in the agenda committee report, subject to the following additional informative.

8	The applicant is reminded that details of surface water drainages secured under
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	<p>Condition 14 shall:</p> <ul style="list-style-type: none"> <li>• 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, particularly the WBC SuDS Supplementary Planning Document December 2018;</li> <li>• Include and be informed by a ground investigation survey which establishes the soil characteristics, infiltration rate and groundwater levels;</li> <li>• Include attenuation measures to retain rainfall run-off within the site, off site discharge will not be permitted;</li> <li>• Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site;</li> <li>• 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;</li> <li>• Include pre-treatment methods to prevent any pollution or silt entering SuDS features or causing any contamination to the soil or groundwater;</li> <li>• Ensure any permeable paved areas are designed and constructed in accordance with manufacturers guidelines.</li> <li>• Ensure any permeable areas are constructed on a permeable sub-base material such as Type 3 or reduced fines Type 1 material as appropriate; and</li> <li>• 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.</li> </ul> <p>The applicant is reminded to contact SuDS team on <a href="mailto:sudsapproval@westberks.gov.uk">sudsapproval@westberks.gov.uk</a> if there are any queries regarding the SuDS arrangement.</p>
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