

# WESTERN AREA PLANNING COMMITTEE 23<sup>RD</sup> AUGUST 2023

## UPDATE REPORT

**Item No:** (4)      **Application No:** 21/02865/REG3      **Page No.** 87-117

**Site:** The Downs School, Compton, Newbury, RG20 6AD

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### 1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

### 2. Additional Consultation Responses

<b>Lead Local Flood Authority</b>	Detailed response provided in response to the latest information submitted by the agent.  Information submitted found to be unsatisfactory: <ul style="list-style-type: none"><li>• The FRA needs to be revised.</li><li>• The drainage strategy needs to factor in likely flooding.</li><li>• Provide comments in the drainage strategy on groundwater levels and check whether there any potential issues.</li><li>• Provide exceedance flow paths across the site. Where will water go if the soakaways/pipes/etc. fail?</li><li>• Provide maintenance information (refer to C753 if uncertain)</li></ul>
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### 3. Updated Recommendation

Discussions between the applicant and the drainage engineer are ongoing at present with indications being that the applicant can provide further information that will satisfy the principle of a drainage solution being provided sufficient to recommend a SuDS condition.

A SuDS condition has already been recommended for inclusion within the committee report.

Therefore, the recommendation is varied to read: To DELEGATE to the Development Control Manager to GRANT PLANNING PERMISSION subject to agreement of the principle of provision of SuDS within 3 months of the date of the committee meeting, or such longer period as agreed in writing by the Development Control Manager in consultation with the Chairman of the committee, OR in the event that no agreement is reached that the application is brought back for the consideration of the committee.