

**EASTERN AREA PLANNING COMMITTEE  
ON 27<sup>TH</sup> NOVEMBER 2013**

**UPDATE REPORT**

<b>Item No:</b>	<b>(1)</b>	<b>Application No:</b>	<b>13/02236/OUTD</b>	<b>Page No.</b>	<b>17</b>
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**Site:** Brook Lawn, Bath Road, Woolhampton, Reading

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<b>Planning Officer Presenting:</b>	David Pearson
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**Member Presenting:**

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**Parish Representative speaking:**

**Objector(s) speaking:**

**Supporter(s) speaking:**

**Applicant/Agent speaking:**

**Ward Members:** Councillor Irene Neill

**Update Information:**

## **1.0 CONSULTATION RESPONSES**

### **Drainage:**

The following comments have been made following receipt of an amended flood risk assessment and sequential test.

#### Sequential Test

The definition of a Flood Zone 2 area is that it has a medium risk of flooding, not 'lower' as stated.

#### Flood Risk Assessment

The following comments have been made:

- The stream through the site (the Mill Stream) can also be fed by the ditch running along the north side of the railway, not just by run-off from Woolhampton Hill.

- Any block paving used on the driveway or elsewhere must be laid on a permeable base in accordance with the block manufacturers specification.

- A swale is essentially a depression in the ground with shallow sides and the purpose is to retain water to allow it to soak away naturally rather than have it discharge to a watercourse. It can be paved with

gravel or blocks as long as the material is permeable to allow soakage. However, a better solution is to have it grassed (ideal length is around 100mm) which then allows any pollution or silt to be filtered out.

- To clarify regarding the status of the stream through the garden: it is channelled in its current form. The current hard-engineered sides need to be removed in order to create the more natural profile.

- The principle of using a hinged grating over the stream at the western boundary of the site is to allow the force of water in a flood situation to push any debris trapped against the grating and force the grating open, thus alleviating as much as possible any backing up of flood water. In order for this to work the grating must be of lightweight material. This will not remove the responsibility of the landowner from regularly inspecting the grating and clearing any debris from it.

No objections have been raised subject to conditions.

**Waste management:**

As West Berkshire Council offers a curtilage collection of refuse and recycling, the collection point for the proposed new property would be where the existing access drive meets Station Road. The addition of more bins and recycling receptacles awaiting collection in this location could add to the visibility and access issues previously noted.