

From: publicaccess@westberks.gov.uk
Sent: 09 January 2024 11:02
To: [Planapps](#)
Subject: Consultee Comments for Planning Application 23/02094/FULMAJ

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 09/01/2024 11:02 AM from HT SuDS (Not Available) on behalf of SuDS.

Application Summary

Reference:	23/02094/FULMAJ
Address:	The Mall The Kennet Centre Newbury RG14 5EN
Proposal:	Full planning permission for the redevelopment of the Kennet Centre comprising the partial demolition of the existing building on site and the development of new residential dwellings (Use Class C3) and residents ancillary facilities; commercial, business and service floorspace including office (Class E (a, b, c, d, e, f, and g)); access, parking, and cycle parking; landscaping and open space; sustainable energy installations; associated works, and alterations to the retained Vue Cinema and multi storey car park.
Case Officer:	Matthew Shepherd

[Click for further information](#)

Comments Details

Comments: Thank you for consulting us on the above application. We have reviewed the information provided and would request the following conditions be attached to any approval:

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.

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 the WBC SuDS Supplementary Planning Document December 2018 with particular emphasis on Green SuDS and water re-use.
- b) Incorporate the flood mitigation measures set out in the approved Flood Risk Assessment (Ref. 4508-RBG-ZZ-XX-RP-CV-00001 – P05, Robert Bird Group, 10 November 2023).
- c) Include a Flood Response Plan identifying safe access and egress routes to the site and, where appropriate, areas of safe refuge for the occupants. Details of procedures to be followed and provisions to be available should be included within the pack for use during a flood event. The relevant emergency contact details should also be provided.
- d) Include flood water exceedance routes (low flow, overflow and exceedance routes), both on and off site.
- e) Demonstrate that proposed finished floor levels are set in accordance with Environment Agency Standing Advice on flooding (<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>) and BS8533 through the provision of As-Built drawings.
- f) Include run-off calculations based on current rainfall data models, discharge rates (not exceeding 44.5 l/s, 120.4 l/s and 185.2 l/s for the 2yr., 30yr., and 100yr. + climate change events, respectively) and storage capacity calculations for the proposed SuDS measures based on a 1 in 100-year storm +40% for climate change. The calculations should demonstrate hydraulic connectivity between the different features and be easily cross-referenced with a detailed surface water drainage strategy plan.
- g) Include construction drawings, cross-sections and specifications of all proposed SuDS measures within the site.
- h) Include construction details, cross-sections and long sections of the proposed pipework inclusive of protection details where cover is shallow and interaction with

the proposed permeable paving.

- i) Ensure permeable paved areas are designed and constructed in accordance with manufacturers guidelines if using a proprietary porous paved block system; otherwise ensure any permeable areas are constructed on a permeable sub-base material, such as MoT/DoT Type 3;
- j) Include written confirmation from Thames Water of their acceptance of the discharge from the site into the surface water sewer and confirmation that the downstream sewer network has the capacity to take this flow. This should take the form of the a detailed application for connection and reuse of any existing connections and not just be a pre-development enquiry.
- k) Include a standalone management and maintenance plan showing how the SuDS measures will be maintained and managed after completion for the lifetime of the development. This plan shall incorporate arrangements for adoption by the Council, Water and Sewage Undertaker, Maintenance or Management Company (private company or Trust) or individual property owners, or any other arrangements, including maintenance responsibilities resting with individual property owners, to secure the operation of the sustainable drainage scheme throughout its lifetime. These details shall be provided as part of a handover pack for subsequent purchasers and owners of the property/premises.
- l) Include a verification report carried out by a qualified drainage engineer demonstrating that the drainage system has been constructed as per the approved scheme (or detail any minor variations thereof), to be submitted immediately following construction to be approved by the Local Planning Authority. This Report shall include plans and details of all key drainage elements (surface water drainage network, attenuation devices/areas, flow restriction devices and outfalls) and details of any management company managing the SuDS measures thereafter.

The above sustainable drainage measures shall be implemented in accordance with the approved details before the use hereby permitted is commenced/before the building(s) hereby permitted is/are occupied/before the dwelling(s) hereby permitted is/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 in the approved condition thereafter/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), Part 4 of Supplementary Planning Document Quality Design (June 2006) and SuDS Supplementary Planning Document (Dec 2018). 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.

Kind regards