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Frances Martin
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Our Ref: 180965

Your Ref: PP-07031395

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16 July 2019

Your contact is: Mrs Alison Amoah, Planning

Dear James,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 180965

Application type: Approval of Conditions

Address: Green Park Village Longwater Avenue Reading RG2 6AB

Proposal: Discharge of condition 27 for Phase 3A of planning permission 10/01461/OUT (102172)

I refer to your application as described above.

Thank you for your application for discharge of condition 27 of Phase 3A of planning permission 10/01461/OUT (102172) as amended by 172336. Although the condition is a pre-commencement condition and Phase 3A is under construction, it was originally submitted for consideration in June 2018 prior to the commencement of this phase. The following documents are approved:

Condition 27 - Land Raising

- Phase 3A Proposed Finished Levels - Drawing no: 4160316-1100 Rev C9, received 14th June 2018
- Phase 3A Existing Survey Levels and Fill Platform Level - Drawing no: 4160316-1000 Rev C3, received 14th June 2018

The Environment Agency originally raised the following query in their letter dated 31st October 2018:
"....condition 46 was a condition we required about the FRA implementation. This says that: "The minimum development platform level to be set no lower than 40.20m above Ordnance Datum (AOD). In drawing number 4160316-1100 Revision C9, dated 11.09.17, produced by Glanville some of the land levels are lower than 40.20. There are some areas of the site that are shown as being at 40.15. In terms of flood risk we would not have an issue with this. However, based on the submitted information it does not look like it is in compliance with condition 46 of planning permission 10/01461/OUT."

You provided further clarification in your letter from Glanville, dated 14th November 2018 (ref: HH4140564/JJ/076) as follows:

"1. A surface level difference of 25mm or 50mm in very small areas, mainly channels next to kerb lines, is de minimis in respect of the flood risk to this development. the area of levels which are marginally below the platform level of 40.20m.represent less than 1% of the total area of each phase.

2. The reason given for this 40.20 platform level is to reduce the risk of flooding to the development and to ensure safe access. As the low levels occur in the carriageway channels only, there is no compromise to the escape routes which use the footways or to the properties."

The Environment Agency responded further on 22nd February 2019 reiterating the points raised in their 31st October 2018 letter, i.e. *"... in terms of flood risk we would not have an issue with this. We just wanted to draw this to your attention for your awareness."*

The SUDS officer also reviewed the information and stated that as the *"lower areas are at the back of the car parking spaces located at the eastern edge of the Phase 3 site, which are linked to the surface water connections through permeable paving"* *"there are no objections to the levels."*

Despite the small level difference to that defined in the associated condition 46, on the basis that the Environment Agency has no objection from a flood risk perspective, officers consider this to be acceptable.

In order to discharge the conditions, the development must be carried out in accordance with the approved details.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely

A. Amoah

Mrs Alison Amoah
Principal Planning Officer