

FAO Paul Clarke
Berkeley Homes

VIA EMAIL ONLY

Emma Gee
Acting Executive Director for
Economic Growth and
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Our Ref: PL/15/1533
Your Ref:

Direct: ☎
03/12/2024

Your contact is: Alison Amoah, Planning

Dear Paul,

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/15/1533

Application Type: Approval of details reserved by a condition

Location: Longwater Avenue, Reading

Proposal: Application for approval of details reserved by conditions 26, 28 and 47 of Phase 1 of planning permission 10/01461/OUT (102172)

I refer to your Approval of Conditions application as described above.

Thank you for your application for discharge of conditions 26, 28 and 47 of Phase 1 of planning permission 10/01461/OUT (102172) as amended by non-material amendment permission 172236. These conditions are as follows:

26. Prior to the commencement of any phase of development approved by this planning permission, surface water drainage details, incorporating sustainable drainage principles and an assessment of the hydrological and hydrogeological context for that phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before that phase is completed.
Reason: to ensure adequate surface water drainage is provided in the interests of flood protection.

SAVED RBLP Policy NE 10 - Surface Water Run-Off and Development

28. Prior to the commencement of each phase of development, full details of the foul drainage system for each respective phase shall be submitted to and approved by the Local Planning Authority. The development shall be completed in accordance with the approved schemes.

Reason: To ensure adequate sewerage is provided in the interests of pollution prevention.

RBLPCS Policy CS34 Pollution and Water Resources

47. No phase of the development hereby permitted shall be commenced until such time as a scheme for that phase to dispose of surface water (that should ensure that no soakaways are constructed in contaminated land) has been submitted to, and approved

in writing by, the local planning authority. The scheme shall be implemented as approved.

Reason: In the interests of the prevention of pollution

RBLDFCS Policy CS34 - Pollution and Water Resources

The Environment Agency originally raised issues (letter dated 8/1/16) that there had been no consideration for the potential for contamination within the main residential area to the east of the lake and requested sight of a more comprehensive site investigation of the former Pingemead Industrial Estate. As a result, they were unable to agree the use of infiltration drainage at that time. Until surface water disposal, ground water quality and contaminated land issues had been resolved they were unable to comment further on condition 26.

Additional information was submitted as follows (submitted under discharge of condition ref: 161944):

- Remediation Statement for Pingemead Industrial Estate, document ref: 1620000492/RPT/005, prepared by Ramboll, dated 6/10/16
- Supplementary Ground Contamination Interpretative Report Pingemead Industrial Estate, document ref: 1620000492/RPT/04, prepared by Ramboll, dated 11/10/16
- Phase 1A Earthworks Geoenvironmental Verification Letter Report, prepared by Ramboll, dated 4/10/16
- Green Park Village Foundation Works Risk Assessment, document ref: 1620000492/RPT/006, prepared by Ramboll, dated 4/10/16
- Pingemead Industrial Estate Controlled Waters Detailed Quantitative Risk Assessment, document ref: 1620000492/RPT/010, prepared by Ramboll, dated 4/11/16

A further letter was received from the Environment Agency 27/1/17 and this was following the review of the above information. This letter highlighted that there was a conflict between the submitted Proposed Drainage Layout Drawing No 4140564-1200 which shows areas of lined permeable paving and the PBA drawing 11321/2008/002 Rev A, which shows direct infiltration permeable paving in an area around the Urban Houses in addition to other areas within Phase 1 where infiltration drainage was planned.

Having reviewed the information they identified that the reports included reference to a fuel tank being damaged during enabling works on this part of the site and that groundwater was contaminated.

They concluded that *"since the fuel tank spill coincides with Phase 1 of the development, the use of infiltration drainage in this area may not be appropriate since it could enhance mobilisation of*

contamination." They requested further information, and they did not want conditions 26 or 47 discharged at that time, as from a groundwater quality perspective they did not want any infiltration drainage to go through contaminated land as it may have formed pathways for pollution to the groundwater aquifers.

Subsequently the following document was received on 12/10/20 (the forwarded email from Ramboll was dated 21/7/20)

- Pingemead Industrial Estate Verification Report, dated 29/1/18, Document ref: 1620000492/RPT/009

This document set out how ground contamination hazards and risks were managed throughout the enabling works at the former Pingemead Industrial Estate which covers Phases 1A West, Phase 1B and Phase 2 of the Green Park Village development.

The 21/7/20 email from Ramboll stated that *"I have had a look at the EA letter [27/1/17] and this is really a drainage strategy issue for Glanville. However, please find the Ramboll Pingemead area verification report, which provides the most up to date details on how the fuel spill area was signed off. I would suggest providing this report to Glanville and they can provide comment on the drainage strategy in this part of the site."*

No further Glanville letter was provided, however, you confirmed in your email of 21st February 2024 that the Glanville drainage layouts (Drawing refs: 4140546 Drawing no: 4140564-1200 Rev C4, 1201 Rev C1 and 1203 Rev C1) superseded the originally submitted PBA design in the location (Drawing no: 11321/2008/002 Rev A – Eastern Residential Development Proposed Infiltrating Drainage Layout), in the area where contamination had been identified, and the drainage was changed from infiltration at the request from the EA (as set out in their letter dated 8/1/16).

The Glanville design was the one which was constructed.

The drainage for Phase 1 was installed some time ago and has been operational for several years and was installed on the basis of the following plans and other information. As so much time has elapsed no further consultation will be undertaken with the EA and, therefore, their final confirmation that the submitted, and now implemented scheme, was acceptable, has not been secured.

As these conditions were pre-commencement conditions they cannot be formally discharged, but no enforcement action will be taken in this regard.

Condition 26 - Surface Water Drainage; Condition 28 - Foul Drainage; and Condition 47 - Surface Water Disposal

Received on 1st September 2015 (unless otherwise stated):

- Green Park Village, Drainage Strategy, Doc Ref: R002/Rev A, dated July 2010, prepared by PBA
- Greenfield Runoff Calculations

Proposed Surface Water Drainage Layout

- Drawing no: 1321/2008/001 Rev A - Eastern Residential Development, Proposed Positive Drainage Network Discharging to the Lake and Watercourses

- Drawing no: 11321/2008/002 Rev A2 - Eastern Residential Development, Proposed Infiltrating Drainage Layout, received 3rd December 2024
- Drawing no: 11321/2008/003 Rev A - West Lakeside Development, Proposed Positive Drainage Network Discharging to the Lake
- Drawing no: 11321/2008/004 Rev A - West Lakeside Development, proposed infiltrating Drainage Layout.
- Drawing no: 11321/2008/005 Rev A - Surface Water Drainage Permeable Paving Details
- Drawing no: 11321/2008/006 Rev A – Surface Water Drainage Soakaway Details

Proposed Foul Drainage Layout

- Drawing no: 11321/2008/007 Rev A - Proposed Foul Drainage Layout

MicroDrainage Calculations North Network

- Cellular Soakaway - North 1 dated 1/7/2010
- Cellular Soakaway - North 2 dated 1/7/2010
- Soakaway -1.5 m
- Soakaway -1.8m
- Soakaway -2.1m
- North Surface Water Network dated 1/7/2010

MicroDrainage Calculations East Network

- Cellular Soakaway East dated 1/7/2010
- Soakaway -1.5 m diameter dated 8/7/2010
- Soakaway -1.8m diameter dated 8/7/2010
- Soakaway -2.1m diameter dated 8/7/2010
- East Surface Water Network dated 1/7/2010

MicroDrainage Calculations

- Permeable Paving depths Main Avenue dated 16/7/2010
- Phase 1 Permeable Paving depths Village Terrace dated 16/7/2010
- Soakaway -1.5 m dated 8/7/2010
- Soakaway -1.8m dated 8/7/2010
- Soakaway -2.1m dated 8/7/2010
- Phase 1 Surface Water Network dated 1/7/2010

MicroDrainage Calculations School

- School Eastern Soakaway dated 2/7/2010, received 1/9/2015
- School Western Network dated 2/7/2010, received 1/9/15

MicroDrainage Calculations Lake View Villas & CCRC Extra Care

- CCRC Extra Care Network dated 10/6/2010
- Lake View Villas Network dated 1/7/2010

MicroDrainage Calculations West Lakeside Development

- West Lakeside Cellular Soakaway 1 dated 8/7/2010
- West Lakeside Cellular Soakaway 2 dated 8/7/2010
- West Lakeside Cellular Soakaway 3 dated 8/7/2010
- West Lakeside Cellular Soakaway 4 dated 8/7/2010
- West Lakeside Cellular Soakaway 5 dated 8/7/2010
- West Lakeside Surface Water Network dated 8/7/2010

MicroDrainage Calculations Surcharged Outfalls

- Eastern Network
- Northern Network
- Phase 1 Network
- West Lakeside

Received 11th October 2016:

- Drawing no: 30158/2004/109 Rev E - Proposed Drainage Layout Sheet 1 of 5
- Drawing no: 30158/2004/110 Rev E - Proposed Drainage Layout Sheet 2 of 5
- Drawing no: 30158/2004/111 Rev E - Proposed Drainage Layout Sheet 3 of 5
- Drawing no: 30158/2004/112 Rev D - Proposed Drainage Layout Sheet 4 of 5
- Drawing no: 30158/2004/113 Rev D - Proposed Drainage Layout Sheet 5 of 5
- Drawing no: 30158/2004/125 Rev C - Proposed Drainage Manhole Schedules
- Drawing no: 30158/2004/126 Rev C - Proposed Ditch and Culvert Works
- Drawing no: 4140564-1200 Rev C4 - Urban House Proposed Drainage Layout
- Drawing no: 4140564-1201 Rev C1 - Urban House Drainage Construction Details
- Drawing no: 4140564-1203 Rev C1 - Flats 1-10 Proposed Drainage Layout
- Technical Note prepared by Glanville, dated 4th October 2016

The Glanville Technical note states that majority of Phase 1 used the following method:

“PBA prepared a Drainage Strategy to accompany the Phase 1 planning application and the drainage design contained within this document (project reference 11321/2008, document reference R002/Rev A) and accompanying drawings has been maintained across the Phase 1 site.

The main surface water drainage runs indicated on PBA drawing 11321/2008/001 Rev. A have been maintained across the Phase and installed to the gradients and sizes as indicated on the drawing. Glanville Consultants have included individual plot drainage runs that connect to these main surface water drainage runs. The 500m² offline cellular storage tank that is shown under the market square area (to the southwest of the phase) has not been installed to date as the design of the Market Square area itself is still being developed – a storage tank of the same or greater volume will be installed in this location but the plan shape may be amended to suit proposed tree planting associated with the square.

Infiltration drainage is indicated on PBA drawing 11321/2008/002 Rev. A and included permeable car parking spaces alongside the Main Avenue and Village Terrace. The car parking areas to the rear of the properties either side of Village Terrace were also shown as being permeable with infiltration to subsoils. This design has been maintained in the detailed design.” However, there was one area, as referred to above, where the drainage was changed from infiltration at the request of the EA.

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

Yours sincerely

A. Amoah

Mrs Alison Amoah
Principal Planning Officer