

PLANNING COMMITTEE

15th December 2021

THE FOLLOWING ALTERATIONS AND AMENDMENTS HAVE BEEN
RECEIVED SINCE THE PLANNING OFFICER'S REPORT WAS
PRESENTED TO MEMBERS

Agenda Item (5) – P/19650/000 – 183-187 Liverpool Road, Slough

Additional representations received from Hants CC (acting as SBC's Flood Risk Advisors). These supersede the comments raised in Part 6.1 of the Officer Report. The revised comments note the following:

The submitted information provides responses to some queries raised but there are some significant items which remain to be addressed and could be addressed through a condition:

- Infiltration testing has been provided for adjacent sites, however no infiltration testing to BRE365 has been provided for this site – Infiltration testing for the site will be required to verify the approximate infiltration rate which has been used for the soakaway design.
- The maximum groundwater level stated within the Flood Risk Assessment measured is only 1.160m below the proposed infiltration levels. This is based on a groundwater level taken on the 23 June 2015 which would not represent the highest expected groundwater levels during the year. Further testing to determine maximum annual groundwater levels is required
- Should the further groundwater and infiltration testing show infiltration is not a viable solution for the site, the applicant would need to review the proposed use of infiltration and consider other surface water discharge strategies such as discharge to the Thames Water Sewer.
- Flood exceedance routes to be provided. In order to address the issues raised above we would recommend the following conditions

Further comments were also provided expanding on the above conclusions:

1. We suggested that the infiltration tests for adjacent sites would be considered in the absence of actual infiltration testing within the infiltration locations. Infiltration tests at the proposed locations for infiltration are absolutely necessary and we are making that recommendation within the proposed conditions.
2. On close inspection maximum groundwater level information submitted is over 6 years old (23/June/2015) and taken during the dry season and as such is not representative of maximum annual groundwater levels. We have suggested wording within the condition to address this concern.
3. Calculations will need to be completely re-run with actual infiltration test data for this site, at present the calcs are based on infiltration data for an adjacent site and indicative only. These calculations will need to be verified once actual infiltration testing for the site becomes available.
4. Thames Water have confirmed they have capacity for the proposed development within the next 12 months "or for the life of any planning approval that this information is used to support, to a maximum of three years." As such we would have no further comments with regards to foul drainage proposals.

In light of the above comments, officers recommend that condition 20 (Management & Maintenance of Surface Water Drainage Scheme) is deleted and replaced with the following wording:

No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the Flood Risk Assessment ref: 3832, Segro VPark, 183/187 Liverpool Road, Slough Prepared by John Tooke And Partners, (25th November 2021), has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:

- a) A technical summary highlighting any changes to the design from that within the approved Flood Risk Assessment.
- b) Infiltration test results undertaken in accordance with BRE365 and providing a representative assessment of those locations where infiltration features are proposed.
- c) Maximum groundwater level testing undertaken during January, February, March and April which demonstrates annual maximum groundwater level at infiltration locations.
- d) Calculations demonstrating that a minimum of 1m is provided between the annual maximum groundwater level and proposed infiltration levels.
- e) Detailed drainage plans to include type, layout and dimensions of drainage features including references (where relevant) to the drainage calculations.
- f) Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change (calculations to be updated infiltration data).
- g) Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.

Reason: To ensure that surface water discharge from the site is satisfactory and shall not prejudice the existing sewerage systems in accordance with Policies 8 and 9 of the adopted Core Strategy 2006 – 2026, the Council's Development Plan Document – Developer's Guide Part 4 Section 6 (2016) and the National Planning Policy Framework (2021).

There is no change to the recommendation.

Agenda Item (6) – P/19443/000 – 30-32 Wexham Road, Slough, SL1 1SG

A revised drawing No. 19061-GAA-ZZ-GF-DR-T-2001 Rev. P09; Dated 08/12/21; Recd On 08/12/2021 has been lodged to show the proposed gate that was omitted on the earlier version referred to in Paragraph 24.0 at 2(c) Drawing No. 19061-GAA-ZZ-GF-DR-T-2001 Rev. P07; Dated 20/08/21; Recd On 20/08/2021.

There is no change to the recommendation.