

# LAND AT LAWRENCES LANE THATCHAM

**Change of use to 7 no. Gypsy/Traveller pitches comprising 7 no.  
static caravans, 7 no. day rooms, 7 no. touring caravans and  
associated works**

Statement of IAN WALTON, BSc (Hons) MSc DIC MICE CEng  
in respect of drainage matters

Prepared for: Ms C Gumble

Planning Application Reference: 21/02112/FUL  
Appeal Reference: APP/W0340/W/22/3292211

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SLR 

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## 1.0 QUALIFICATIONS

- 1.1 My name is Ian Walton. I am a Technical Director employed by SLR Consulting Limited, a multi-disciplinary environmental consultancy. I am a Chartered Civil Engineer, a Member of the Institution of Civil Engineers and of the British Hydrological Society, and hold a Master's Degree in Hydrology for Environmental Management awarded by Imperial College, London.
- 1.2 I have over 35 years of post-graduate experience as a Consulting Civil Engineer. I worked for John Taylor and Sons as a Public Health Engineer in the United Kingdom and the Middle East from 1983 to 1987. I joined Halcrow in 1987 and worked as a Tunnelling Engineer on site in East London for a period of 18 months before joining Bureau Veritas (formerly Weeks Consulting) in 1989 where I managed the Civil Engineering and Flood Risk Departments within the company as an Associate, rising to Associate Director, over a period of some 20 years. I joined my current employer in January 2013.
- 1.3 Over the last 20 years, I have specialised in the field of hydrology and currently provide technical advice on the quantification and assessment of flood risk, the management of flood risk and the impact of development on the water environment.
- 1.4 I confirm that the opinions expressed in this Statement are my professional opinions.

## 2.0 SCOPE OF EVIDENCE

- 2.1 I am instructed by Ms C Gumble (the Appellant) to address the reasons cited by West Berkshire Council (the Council) for refusing to grant planning permission for the 'Change of use to 7 no. Gypsy/Traveller pitches comprising 7 no. static caravans, 7 no. day rooms, 7 no. touring caravans and associated works' on Land at Lawrences Lane, Thatcham, West Berkshire (the Site) in so far as they relate to drainage matters.
- 2.2 The refusal notice dated 16 August 2021 for application reference 21/02112/FUL cites several reasons for refusal that relate to drainage matters:

*The proposed development also fails to comply with the following criteria of Policy TS3 (Detailed Planning Considerations for Travellers Sites):*

*a) Provide an integrated water supply and drainage strategy in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. All sites that are not connected to the mains sewerage system will ensure there are no deleterious effects to Special Area of Conservation (SACs) and river and wetland Site of Special Scientific Interest (SSSIs).*

*c) Demonstrate that surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS).*

*and*

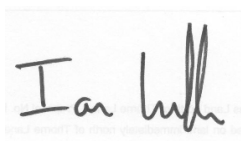
### *7. Drainage*

*The site is located within Flood Zone 1, which indicates a low risk of fluvial (river) flooding. It is also not within any critical drainage area identified by the Strategic Flood Risk Assessment for the district. As minor development, a Flood Risk Assessment (FRA) is not required by Policy CS16, and there are no fundamental policy objections to the development on grounds of flood risk. However, Policy CS16 states that on all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS) in accordance with best practice and the proposed national standards and to provide attenuation to greenfield run-off rates and volumes, for all new development and re-development and provide other benefits where possible such as water quality, biodiversity and amenity. The*

*application is not accompanied by any drainage strategy to indicate how the development could comply with Policy CS16. Whilst detailed specifications may be reserved for consideration by condition, the key principles of a drainage strategy are required before any planning permission can be granted. The application is contrary to Policy CS16, the Council's adopted Sustainable Drainage SPD, and the National Planning Policy Framework.*

- 2.3 In May 2022, SLR prepared a high-level Drainage Statement addressing the reason for refusal 7 reproduced above. However, as set out at Paragraph 11.7 of WBC's statement of case, they considered that *'The information contained in this document is not sufficient to constitute as a drainage strategy or provide assurances that the proposal is feasible'*. A detailed list of points in relation to the deficiency of the information provided in the drainage review followed at paragraphs 11.9 to 11.17.
- 2.4 SLR Consulting Ltd (SLR) has therefore completed a formal Outline Sustainable Drainage Strategy (OSDS) to provide the information that would be required for an outline planning application as set out at Section 4.2.4 of WBC's Sustainable Drainage Systems, Supplementary Planning Document.
- 2.5 The OSDS confirms that there is a feasible, deliverable, option for the management of surface water runoff and foul drainage.
- 2.6 To conclude, the OSDS demonstrates how the application is capable of complying with Policy CS16, the Council's adopted Sustainable Drainage SPD, and the National Planning Policy Framework and as such there is no reason for WBC to maintain its objection on drainage grounds as these matters can be made subject to condition.

Signed

A handwritten signature in black ink that reads "Ian Walton". The signature is written in a cursive style and is positioned above a faint, light-colored rectangular stamp.

**IAN WALTON, BSc (Hons) MSc DIC MICE CEng**

14 November 2022

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