

Please reply to:	Victoria Gibson	Planning	
Direct line:	01628 685693		
Email:	victoria.gibson@rbwm.gov.uk		
Our ref.:	17/00997		

Rod Lord
Oakley Green, Fifield & District Community Association Ltd
Fifield Farm Cottage
Oakley Green Road
Windsor
SL4 4QF

29 March 2018

Dear Rod Lord

Town and Country Planning Act 1990 (as amended)

Appn. Date:	30 March 2017	Appn. No.:	17/00997
Type:	Discharge of Condition		
Proposal:	Details required by condition 6 (sustainable drainage) of planning permission 15/02107 for the re-location of Phoenix gym club including building ,access, car parking and landscaping.		
Location:	Land To The North of Longlea Fifield Road Fifield Maidenhead		
Parish/Ward:	Bray Parish/Bray Ward		

You will recall that you made representations on the above application.

I am now writing to thank you for your comments and to let you know that they were taken into account by the Council when considering this application.

The Council also took into account all other relevant factors, including the policies in the Development Plan, and in this case the proposed development was considered acceptable. The application was accordingly permitted on 29 March 2018 subject to the following conditions:

1 Condition 6 Sustainable Drainage

The Surface Water Drainage Strategy produced by MLM and the further detailed amendments and clarification as provided by WSP as set out below are approved as those required in connection with this condition.

1. Site will discharge below the Greenfield runoff rate of 5l/s (well below the Greenfeild rate of 6.9l/s) as calculated in the MLM report.
2. As agreed in the email dated 02 March 2018 from Martin Wheeler of WSP the analysis undertaken as part of the technical submission for planning application 17/00997/CONDIT has considered the ditch adjacent to Fifield Road where it is on land owned by the proposed Phoenix Gym. The responsibility for maintenance of the ditch falls to the riparian owners (landowners) along its course. "For the section in front of the proposed gym, Phoenix Gym as Riparian Owners will maintain the ditch to ensure that it does not become blocked with vegetation, debris and sediment. The ditch has been surveyed and at present is around 0.9m to 1.2m deep. As part of this development the ditch will be cleared to a depth of 1.45m in front of the gym by removing rubbish, vegetation and silt. This will provide significant additional capacity in the section of the ditch for which the Phoenix Gym has control".
3. Email dated 28th February 2018 11:48 from Martin Wheeler, WSP
4. The revised design submitted provides protection to the site up to the 1 in 100 year flood event even if the flap valve has to remain closed during the event.
5. The applicant will ensure that the volume provided by the combination of swale and porous gravel sub base will provide a total storage volume in excess of 411m3 to protect up to the 1 in 100 year flood event. If ground water is encountered during construction which could potentially result in a reduction of storage volume, adequate provision through a compensatory storage structure has to

be made. In such circumstances details of compensatory storage measures to be provided shall be submitted to and approved in writing by the Local Planning Authority.

6. The side slopes as specified (either 1:4 or 1:3), and the sizing as indicated in the cross section drawings numbers 9443-D-02-P01,667769-DWG-SBU-C-125 P4 and 667769-DWG-SBU-C-127 P3.
7. Details as in email dated 02 February 2018 13:09 from Richard Stevens, WSP
8. Details as in email dated 26 February 2018 15:02 from Richard Stevens, WSP (Details of porous car-parking)
9. Details as in email dated 27 February 2018 09:36 from Martin Wheeler, WSP
10. Details as in email dated 28th February 11:48 from Martin Wheeler, WSP
11. Details as in email dated 25 January 2018 09:34 from Richard Stevens, WSP
12. Details as in email dated 13 November 2017 15:29 from Richard Stevens, WSP

In order to comply with this condition the development shall be carried out and maintained in accordance with the agreed details.

A copy of the decision notice and report can be inspected at the Council's Customer Service Centre, Maidenhead Library, St Ives Road, Maidenhead or Windsor Library, Bachelors Acre, Windsor between 9am and 7pm Monday, Tuesday, Thursday and Friday, Wednesday between 10am and 7pm, Saturday between 9am and 5pm and Sunday between 11am and 2pm or on our website at https://www3.rbwm.gov.uk/info/200121/planning/1332/find_a_planning_application

Should you have any queries, please contact me.

Yours sincerely

Victoria Gibson

Victoria Gibson
Senior Planning Officer