

13th September 2022
Delivered by email

Planning, Growth and Sustainability
King George V House
King George V Road
Amersham
Bucks
HP6 5AW

Ref: PINR3003

Dear Sir / Madam

PLANNING PERMISSION REF. PINWOOD STUDIOS WORKSHOP 160 – PL/22/1292/FA

DISCHARGE OF PLANNING CONDITION 3

On behalf of Pinewood PSB Ltd, we write to submit details to discharge planning condition 3 (Drainage Details) in respect of planning permission ref. PL/22/1292/FA at Pinewood Studios and in relation to Workshop 160.

Background

The site was granted planning consent on 20th July 2022 under reference PL/22/1292/FA for the following development:

“Construction of detached workshop and substation buildings”

Condition 3 of the permission states:

3. Development above slab level shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- i. Discharge limited to 5l/s/ha*
- ii. Water quality assessment demonstrating that the total pollution mitigation index equals or exceeds the pollution hazard index; priority should be given to above ground SuDS components*

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iii. Drainage layout detailing the connectivity between the building and the drainage component(s), showing pipe numbers, gradients, and sizes, complete together with storage volumes of all SuDS component(s)

iv. Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site

v. Construction details of all SuDS and drainage components

vi. Details of how and when the full drainage system will be maintained, this should also include details of who will be responsible for the maintenance

vii. Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration of flow direction

Following completion of the development, the appropriate measures in the scheme shall be retained and management/maintenance shall be carried out in perpetuity

Submission

The following documents, as shown in the table below, have been submitted in support of this submission:

| Condition | Information Submitted |
|-----------|---|
| 3 | <ul style="list-style-type: none">Drainage Statement for Pre-Commencement Conditions, prepared by Civic Engineers |

Next steps

The appropriate application fee of £116.00 has been provided and we would welcome confirmation of receipt.

We trust the above information and the submitted documents are sufficient to allow for the discharge of condition 3 tied to the approval.

If you have any queries in relation to the details submitted, or require any additional information, please do not hesitate to contact me.

Yours sincerely


Sara Dutfield

Director

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