

Development Management Team
Royal Borough of Kingston upon Thames
Guildhall 2
High Street
Kingston upon Thames
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FAO: Barry Lomax

Date: 22 October 2021
Our ref: 01507/33/HW/IY/SB/20299085v1
Your ref: PP-10323033

Dear Mr Lomax,

Chessington World of Adventures Resort (CWoAR) Lodge Accommodation Permission (Ref: 18/10413/FUL) - Application to Discharge Condition

On behalf of our client, Merlin Attractions Operations Limited, we enclose an application seeking the discharge of planning condition 10 (Detailed Drainage Design Strategy) for the lodge accommodation planning permission (Ref: 18/10413/FUL) at Chessington World of Adventures Resort.

Application Submission

The application has been submitted via the Planning Portal (Ref: PP-10323033) and comprises the following:

- 1 Completed application form; and
- 2 Drainage Statement & SUDS Maintenance Plan (October 2021), prepared by Simpson.

The requisite application fee (£116) has been paid via the Planning Portal along with the Planning Portal administration fee.

Background

On 24 December 2018, full planning permission (18/10413/FUL) was granted for:

“Erection of 34 lodges providing visitor accommodation, theming features, boardwalks, internal access road, boundary treatment and landscaping works, plant enclosure, and associated infrastructure works (including surface water drainage).”

This application seeks approval of details reserved by condition 10 of the above permission. We set out below the relevant requirements of the conditions together with a brief summary of the information submitted.

Condition 10 states that:

“Prior to any groundworks (excluding site investigations and demolition), the applicant must submit a final detailed drainage design strategy including drawings to the Lead Local Flood Authority for review and approval. The strategy should demonstrate that the London Plan drainage hierarchy has been applied, the site will achieve a maximum runoff rate no higher than the greenfield rate (including in the calculations the whole site area) as well as confirmation of the features and site's sustainable drainage system final layout. The strategy will need to include storage volume calculations, an annotated map of the exceedance routes, evidence calculations showing that there will be no onsite flooding and a detailed maintenance plan. The maintenance plan must confirm how and who will maintain each of the components of the proposed drainage scheme for the lifetime of the development.”

A drainage strategy for the scheme was outlined within the Flood Risk Assessment & Drainage Strategy Report (Ref. 13730-JDC) which was approved as part of the lodges scheme. The content of the enclosed Drainage Statement & SUDS Maintenance Plan report confirms that the proposed drainage design is in full accordance with the approved drainage strategy. In doing so it addresses the requirements of the condition.

Conclusion

We look forward to receiving confirmation that the application has been registered as valid. If you have any queries in the meantime, please do not hesitate to contact me or my colleagues Hannah Whitney or Sophie Bisby.

Yours sincerely



Ian York
Associate Director