

Date: 29 July 2024
Application: 241861



**WOKINGHAM
BOROUGH COUNCIL**

SDL Flood Risk Officer

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear SDL Flood Risk Officer,

Approval of Reserved Matters Consultation

Application Number: 241861

Applicant: Wokingham Borough Council

Site Address: Land At Church Lane And Hyde End Road, Spencers Wood and Three Mile Cross, Reading, RG7 1HB

Parish: Shinfield

Grid Reference: Easting - 472491, Northing - 167200

Type of Development: Major All other developments

Proposal: Application for the approval of reserved matters pursuant to outline planning consent O/2013/0346 (130162) for the erection of the primary school building sub-phase of the development. Details of Layout, Appearance, Landscaping and Scale to be determined.

Case Officer: Christopher Howard

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 241861. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	SDL Flood Risk Officer	App No:	241861
Address:	Land At Church Lane And Hyde End Road, Spencers Wood and Three Mile Cross, Reading, RG7 1HB.		
Proposal:	Application for the approval of reserved matters pursuant to outline planning consent O/2013/0346 (130162) for the erection of the primary school building sub-phase of the development. Details of Layout, Appearance, Landscaping and Scale to be determined.		
Type of Development:	Major All other developments		
Site Visit Made:	No		

Summary Of Recommendations	
☐	No comment
☐	No objection
☐	No objection subject to conditions (and reasons) stated below
☒	Request further information before determination as stated below
☐	Objection due to the reason(s) stated below
Comments On Proposal	
LLFA received this Application for the approval of reserved matters pursuant to outline planning consent O/2013/0346 (130162) for the erection of the primary school building sub-phase of the development. Details of Layout, Appearance, Landscaping and Scale to be determined. The proposed site is approximately 1.2 ha and consists of grassland and recently clearly bare ground. No buildings or mature trees existing within the development boundary but there are two veteran trees along the Hyde End Lane boundary whose root protection areas impinge on the site itself. The site is generally flat with a slight slope down to Fullbrook Avenue. The proposed site is in flood zone 1 but as area is more than 1 ha so LLFA requires FRA for the proposed development which includes more information including the following.	
Conditions & Reasons (if required)	

1. Applicant needs to follow SuDS Hierarchy. If proposing infiltration then evidence should be provided to support results (to BRE 365 standard or similar approved)
2. Calculations indicating the Existing runoff rate from the site and Control of site discharge with 40% betterment of existing or green field whichever is achievable.
3. Calculations to demonstrate that any SuDS features have been sized to cater for runoff generated by the 1 in 100 year flood event with a 40% allowance for climate change in accordance with new guidelines.
4. If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.
5. A surface water drainage strategy report and plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level (if proposing infiltration).
6. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

Date:	31/07/2024	Signed:	NT
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