

Date: 9 April 2026
Application: 260836



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

Consultation from adjoining LA Consultation

Application Number: 260836

Applicant: James Kidger

Site Address: Land At Eversley Centre, Reading

Parish: Out of County

Grid Reference: Easting - , Northing -

Type of Development:

Proposal: Consultation from Hart District Council for an Outline application for development for up to 190 residential dwellings (Class C3), Suitable Alternative Natural Greenspace (SANG), up to 500 sqm of flexible Class E floorspace, demolition of existing agricultural buildings, formation of new accesses and all other associated works and infrastructure with principle and access to be considered (revised scheme incorporating extended SANG and updated drainage strategy).

Case Officer: Tariq Bailey-Biggs

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 260836. 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 requested from the case officer.

Your observations are required in respect of this application by **23 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260836
Address:	Land At Eversley Centre, Reading.		
Proposal:	Consultation from Hart District Council for an Outline application for development for up to 190 residential dwellings (Class C3), Suitable Alternative Natural Greenspace (SANG), up to 500 sqm of flexible Class E floorspace, demolition of existing agricultural buildings, formation of new accesses and all other associated works and infrastructure with principle and access to be considered (revised scheme incorporating extended SANG and updated drainage strategy).		
Type of Development:			
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

We have reviewed **v3.0 of Velocity flood Risk Assessment & drainage strategy report 25/057 D004 dated 06/03/2026** together with its appendices and have the following comments to make:

The 18.3ha site is within flood zone 1, with the site generally sloping from 58.70m AOD to 55.0m AOD and proposes 190 dwellings.

The development site has been partitioned into 6 catchments with an impermeable area of 4.02ha with greenfield runoff rates calculated as indicated in Table 5-2.

Infiltration testing carried out in July 2025 revealed infiltration rates ranging from $2.91 \times 10^{-5} \text{m/s}$ to $6.31 \times 10^{-5} \text{m/s}$.

The infiltration testing also revealed that no groundwater was encountered, however further monitoring in February revealed groundwater levels ranging from 0.125m bgl to 1 m bgl.

The development proposes detention basins, storage tanks, swales, filter strips, permeable paving and rain gardens (**SuDS maintenance plan drawing 553 A dated 06/03/2026**) to manage runoff, catering for the 1 in 100 year flood event with a 40% allowance for climate change. The system will outfall to the western and central ditches at flows no greater than the greenfield Q_{Bar} rate.

The **surface water drainage plan drawing 551 E dated 06/03/2026** (Appendix D) indicates that attenuation basins, swales, permeable paving will be used to manage runoff for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change. Discharge is controlled for the different catchments, as reflected on **catchment areas and overland flow drawing 552 D dated 06/03/2026**, at rates as indicated, into the western and central ditches.

The SuDS maintenance plan drawing indicates where control structures will be positioned, and **Causeway calculations dated 06/03/2026** indicate that there will be some surcharging for the 2-year event at some locations where there are control structures but there is no flooding for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change.

We note that the swale to the southeast will be lined but it is unclear how it links to MH 20. **Please clarify.**

It is also unclear if all the drainage features are lined, to ensure that attenuation capacity is not jeopardized due to high groundwater levels. **Please also clarify.**

The development drainage principles are generally acceptable, but the above clarifications would be required to allow us to make a final decision.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	13/04/2026	Signed:	Boniface Ngu
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