

From: Boniface Ngu
Sent: 07 February 2025 14:45:58 UTC+00:00
To: "Benjamin Hindle" <Benjamin.Hindle@wokingham.gov.uk>
Subject: 250277 - Shinfield Park

Hi Ben,

I am responding to the above application via email because the consultation form did not have a response area.

We have reviewed **Stantec EIA screening report 333101463 V2 dated February 2025** and have the following comments to make:

Section 2.3.5 of the above report states that SuDS will be used to manage surface water runoff from the development and proposes permeable pavement, swales and retention basins. Details will accompany the application in the form of a drainage strategy.

We also note that the planning application will be accompanied by a Flood Risk Assessment and Drainage Strategy report.

Site location plan drawing 00050 P1 dated 18/12/2024 (Appendix A of the above EIA report), indicates that the redline boundary is within flood zone 1.

Based on the above, we would have no objection to the development and would anticipate that the flood risk assessment and drainage strategy report addresses the following:

1. Calculations indicating the existing runoff rate from the site.
2. BRE 365 test results demonstrating whether infiltration is achievable or not.
3. Use of SuDS following the SuDS hierarchy, preferably infiltration.
4. Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100 year flood event with a 40% allowance for climate change and runoff controlled at existing rates, or preferably better.
5. 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.
6. Separate drainage systems for any proposed adopted highways and residential dwellings.
7. A demonstration of how surface water runoff is going to be catered for, given that parts of the development site already suffer from surface water flooding.
8. A description of how the proposed development will deal with surface water overland flows.
9. Groundwater monitoring confirming seasonal high groundwater levels in the area.
10. A drainage strategy 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.
11. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Kind Regards,

Boní

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