

Date: 20 May 2026
Application: 261224



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

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Berkshire, RG40 1BN

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Dear WBC Drainage,

Discharge of condition Consultation

Application Number: 261224

Applicant: -

Site Address: Land south of Bridge Farm, Reading Road, Arborfield, Berkshire, RG2 9HT

Parish:

Grid Reference: Easting - 474995, Northing - 167296

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 251984 dated 17/03/2026. Condition 13 Drainage Strategy.

Case Officer: Kieran Neumann

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 261224. 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 **11 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	261224
Address:	Land south of Bridge Farm, Reading Road, Arborfield, Berkshire, RG2 9HT.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 251984 dated 17/03/2026. Condition 13 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

LLFA received Application for submission of details to comply with the following condition of planning consent 251984 dated 17/03/2026. Condition 13 Drainage Strategy on 20th May 2026.

Condition 3a — Identify existing and proposed discharge points, including connection to the drainage ditch to the northwest

STATUS COVERED - PRP confirm the agreed discharge point is the drainage ditch to the north-west of the site. The link road drains to a reprofiled ditch at 2.0 l/s (172 m³ attenuation) and the main site discharges at 5.3 l/s (916 m³ combined storage). Discharge points are referenced on drawings 64120-101 to 105.

However, the LLFA notes the following outstanding matters:

- The condition specifically references the ditch to the north-west. Drainage Plan Sheet 3 (64120-103) shows outfalls via Headwalls 1, 2, 3, 5 and 6 into what appears to be a pond/ditch to the north. The applicant must provide written confirmation and a clearly annotated plan confirming the receiving watercourse is the agreed north-west ditch and that it is an ordinary watercourse.
- The condition requires identification of existing discharge points. The letter states the current site is agricultural with no formal surface water drainage infrastructure and no direct connection to any adopted sewer. This is accepted in principle, but the applicant should confirm whether any existing field drains or agricultural connections discharge to

the ditch and whether these will be intercepted, severed or retained as part of the proposed works.

- The proposed re-profiling of ditches outside the site boundary (shown on Sheet 4, Drawing 64120-104) requires landowner consent and relevant permissions this is noted on the drawing itself. The LLFA requires written confirmation that these permissions will be secured prior to commencement, given the drainage strategy relies on this re-profiling to achieve the 172 m³ road attenuation volume.
- The foul drainage solution involves a temporary cesspool prior to Thames Water sewer connection. LLFA notes this is a foul matter primarily for Thames Water and the LPA, but wishes to flag that the cesspool location and any risk of surface water ingress into the cesspool overflow to the drainage ditch network has not been assessed. This should be confirmed as a no-risk pathway prior to approval.

Condition 3b — Runoff modelling demonstrating post-development flows will not increase flood risk on or off site

STATUS: COVERED with minor information required - PRP have submitted MicroDrainage calculations using the Modified Rational Method and FSR rainfall for the 1-year, 30-year and 100-year plus 40% CC.. The greenfield runoff rate of 7.3 l/s is used as the discharge limit for the 1 in 100 year plus 40% CC event. Five Hydro-Brake Optimum flow control devices are specified and five storage structures are modelled.

Pipe capacity exceedances. The MicroDrainage output shows several pipes flagged as running over capacity in the 1 in 100 year plus 40% CC design storm. Whilst the narrative states all surface water will be contained within designed drainage features with no on-site flooding, the modelling results show several manholes at FLOOD RISK status, The applicant must clarify and demonstrate that:

- The FLOOD RISK status manholes are within the geocellular attenuation tank footprint and that surcharging is above the tank invert but below the ground surface, not at ground level causing surface flooding;
- The exceedance flow routes shown on the drainage drawings confirm that surcharge water from these manholes is directed to safe overland flow paths away from building entrances and does not pond against unit doors .
- FFL are set at a minimum of 150mm (preferably 300mm) above the highest modelled surcharge level at the adjacent manhole in the 1 in 100 year plus 40% CC event.

Rainfall methodology. The calculations use the FSR rainfall model with M5-60 of 18.200mm and Ratio R of 0.400. The LLFA notes that the applicant should confirm whether the FEH ReFH2 rainfall data has been considered for this catchment, particularly given the site's susceptibility to prolonged winter rainfall associated with perched groundwater conditions. The FSR methodology is acceptable in principle, but the LLFA recommends FEH-based calculations if considered necessary following full review.

Betterment over existing greenfield. The greenfield rate is confirmed as 7.3 l/s for the full 1.67ha impermeable area. This is accepted and represents a clear betterment over the existing uncontrolled condition.

Condition 3c — Details of attenuation measures compatible with high soil saturation and ponding

STATUS: COVERED with minor concerns - The proposed attenuation strategy comprises 3 geocellular underground tanks (Attenuation 1: 355.68 m³ at S7; Attenuation 2: 400.14 m³ at S16; Attenuation 3: 64.98 m³ at S18), one attenuation basin of approximately 95 m³ (S20), and the reprofiled link road ditch providing 172 m³. The total system storage is approximately 916 m³ for the main site and 172 m³ for the link road. Infiltration drainage has been excluded since perched groundwater within River Terrace Deposits over London Clay, which is consistent with the LLFA's previous comments. The geocellular tanks are at significant depth below the proposed FFL of 49.150m to 49.450m. The minimum cover noted on drawing 64120-101 is 0.705m. Given the site's history of perched groundwater and the ground investigation's findings, the LLFA requires the applicant to confirm:

- That the geocellular tanks are fully wrapped in an impermeable geomembrane to prevent groundwater ingress into the tank void space, which would reduce effective attenuation volume and potentially cause hydraulic short-circuiting to the outfall.
- That excavation during construction to depths exceeding 2.0m will not encounter standing groundwater that would require dewatering. The safety factor of 2.0 applied to the storage structures is accepted.

The attenuation basin detail (Drawing 64120-106) shows clay liner and rip-rap inlet protection, which LLFA considers appropriate given the proximity to the watercourse. The 233mm freeboard above designed water level is accepted. LLFA requires confirmation that vehicle access for maintenance equipment to the basin is achievable and shown on the site layout.

Condition 3d — Details of how landscaping integrates with surface water drainage features

STATUS: COVERED with minor concerns - PRP's letter states that soft landscaped areas have been graded to promote controlled surface water conveyance towards SuDS features and that tree pits in parking areas have been designed to receive runoff from hardstanding to support evapotranspiration. Exceedance storage in landscaped areas is referenced.

The following minor is required:

- Levels plan clearly showing how landscape contours direct surface flows to the proposed SuDS features rather than to site boundaries or the public highway. The drainage drawings show FFL but a comprehensive contours plan integrating landscape and drainage has not been submitted.
- The landscape strategy drawing referenced in the drainage strategy (Appendix I) shows soft landscaping and the attenuation basin but the integration between proposed planting, finished levels and drainage features is not demonstrated on a single combined drawing. The LLFA requests a landscape and drainage integration plan at an appropriate scale.

Condition 3e — Details of groundwater and excavation management

STATUS: NOT ADEQUATELY COVERED - This is the weakest area of the submission. PRP's response to condition 3e states only that the attenuation basin and reprofiled ditches will be constructed early in the construction programme, that temporary construction drainage will use designated sumps and silt control measures, and that no long-term groundwater abstraction is required. LLFA considers this response inadequate for the following reasons:

- **No groundwater monitoring data has been provided.** The LLFA's previous response specifically required groundwater monitoring to inform drainage design. The November 2025 PRP response acknowledged the GIR recommended groundwater monitoring but stated it was reviewed and perched groundwater was attributed to flat topography. However, no groundwater monitoring records, borehole logs or time-series data are included in this submission to substantiate that the groundwater encountered is genuinely perched and transient rather than a shallow regional water table. The distinction is critical: if the groundwater table rises to within 0.705m of the proposed geocellular tank invert during winter it would enter the tank void and compromise the attenuation capacity. Without monitoring data, this cannot be ruled out.
- **No excavation risk assessment has been provided.** Excavations to depths of up to 3.0m below existing ground level are planned in ground that the GIR confirms contains perched groundwater within the River Terrace Deposits. The applicant has not provided a method statement for managing groundwater during excavation, nor confirmed whether temporary dewatering will be required.
- **Dewatering discharge consent.** If dewatering is required, any pumped discharge to the adjacent drainage ditch network requires consent and must demonstrate that discharge rates and water quality are acceptable to EA.
- **Contamination pathway from excavation.** LLFA's November 2025 response raised concerns regarding made ground near the northern boundary containing demolition debris. PRP's November 2025 response stated contamination risk is negligible because infiltration drainage is not used. However, deep excavations into made ground during construction could mobilise contaminated leachate into the surrounding drainage network via groundwater pathways during the construction phase. A CEMP addressing this risk, including silt and pollution control during excavation, is required to satisfy this condition.

The LLFA therefore recommends this condition **cannot be discharged** based on current submission and requests the following:

1. Groundwater monitoring records from at least one full seasonal cycle (minimum October to April) at representative locations across the site, with borehole logs and standing water level data presented against proposed drainage invert levels.
2. A construction phase drainage and groundwater management plan addressing excavation methodology, temporary dewatering arrangements (if required), discharge consent requirements and pollution prevention measures.
3. A CEMP specifically addressing surface water and groundwater protection during the construction phase, including silt management, construction phase discharge points and emergency spill response.

Summary Table

Condition	Status	Minor info. Required
3a Discharge points	covered	confirm permissions for off-site ditch re-profiling; confirm no existing agricultural drainage connections severed without mitigation
3b Runoff modelling	covered	confirm exceedance routes and FFL/surcharge relationships; confirm 30-year no-flooding compliance. Electronic files required
3c Attenuation measures	covered	Confirm geocellular geomembrane encapsulation; confirm excavation groundwater risk; confirm basin maintenance vehicle access
3d Landscaping integration	covered	Submit integrated landscape and drainage levels plan; quantify exceedance storage volumes;
3e Groundwater and excavation management	Partially covered	Submit groundwater monitoring data; submit construction phase drainage and dewatering plan; submit CEMP

Conditions & Reasons (if required)

Date:	02/06/2026	Signed:	NT
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