

Date: 24 July 2024
Application: 241862



**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,

Discharge of condition Consultation

Application Number: 241862

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 - 472490, Northing - 167207

Proposal: Application for submission of details to comply with the following conditions of planning consent O/2013/0346 (130162) dated 22/07/2014, in relation to the primary school development sub phase. Condition 4 relates to a Primary School Development Brief; 19 to a hedgerow strategy; 20 to a veteran tree strategy; 21 to a bat mitigation strategy; 22 to a reptile mitigation strategy; 44 to an external lighting strategy; 50 to an energy strategy, and 59 to a drainage scheme.

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 241862. 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:	Boniface Ngu Flood Risk & Drainage		
Service	SDL Flood Risk Officer	App No:	241862
Address:	Land at Church Lane and Hyde End Road, Spencers Wood and Three Mile Cross, Reading, RG7 1HB.		
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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 **JOMAS drainage and SuDS strategy report P5937J3010 V1.0 dated 28/06/2024**, together with its **appendices** and have the following comments to make:

The report states that the underlying geology is clay and infiltration is not achievable and controlled discharge is proposed into an existing Thameswater surface water sewer, as there are no watercourses nearby.

No infiltration test results have been provided to confirm that infiltration is not achievable and no groundwater data has been provided. We need to see this and confirmation whether the tanked impermeable area will be lined.

Greenfield runoff rates for the 0.532ha impermeable area has been calculated at 2.35l/s but the development proposes discharge at 2l/s, with attenuation provided within the permeable paving area, as represented in the drainage strategy plan (Appendix B).

The drainage strategy drawing represents that discharge is controlled at 1l/s but the calculations use 2l/s.

We note the maintenance plan in Appendix C, but we need to understand who will be responsible for the maintenance.

Also, connection is proposed into a Thameswater system, but no confirmation has been submitted to demonstrate that Thameswater is happy with the proposed connection. We need to see the confirmation.

Please **rectify the issues mentioned above** and we will be happy to discharge condition 59.

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:	25/07/2024	Signed:	Boniface Ngu
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