

Date: 24 November 2023
Application: 232653



**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,

EIA Application Consultation

Application Number: 232653

Applicant: Mr James Jenkison

Site Address: Land North Of Sheepbridge Court Farm, Basingstoke Road, Swallowfield, RG7 1PT

Parish: Shinfield

Grid Reference: Easting - , Northing -

Type of Development: Major All other developments

Proposal: Full planning permission for a 25ha solar farm for a temporary period of 40 years(EIA Development).

Case Officer: Connie Davis

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 232653. 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	WBC Drainage	App No:	232653
Address:	Land North Of Sheepbridge Court Farm, Basingstoke Road, Swallowfield, RG7 1PT.		
Proposal:	Full planning permission for a 25ha solar farm for a temporary period of 40 years(EIA Development).		
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 Full planning permission for a 25ha solar farm for a temporary period of 40 years(EIA Development).Applicant provided FRA which outlines the management of future flood risk on the Spencers Wood Solar site, specifically related to surface water and drainage. The Flood Risk & Drainage Assessment (FRDA) identifies the site's current low to moderate risk of surface water flooding. The section emphasizes the principles of Sustainable Urban Drainage Systems (SuDS) in compliance with national and local guidance.

The proposed 25-year development aims to manage surface water sustainably. The assessment considers the Climate Change Allowances for the 2050s, incorporating a 20% allowance for the Loddon and tributaries Management Catchment. MicroDrainage software is used for surface water calculations. The site, consisting of two agricultural fields, has a minimal impermeable area due to the solar panels and substation. Runoff from these structures is expected to mimic the existing greenfield conditions. The assessment calculates the Greenfield Runoff rates, concluding that the proposed development's impact on the overall runoff is minimal.

The report presents a detailed analysis of the Surface Water Drainage Strategy. Swales are recommended in lower areas to intercept extreme flows, acting as a 'betterment' measure. The proposed swales, with a minimum depth of 0.3m, provide

greater storage volume than the estimated additional runoff. The access road is suggested to be permeable, promoting infiltration. Maintenance requirements for the swales are outlined, including regular actions like removing litter and debris, and occasional tasks such as reseeding poor vegetation growth. Foul discharge considerations are excluded as the development involves solar panels.

In summary, the drainage strategy incorporates SuDS principles, uses permeable materials, and proposes swales to mitigate potential surface water risks. The overall conclusion is that the proposed development will not increase flood risk on-site or elsewhere, preserving the site's natural drainage regime. LLFA has no objection but recommend following conditions.

Conditions & Reasons (if required)

Condition: No development approved by the permission shall be commenced until a Detail Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority. The Strategy should be supported by evidence of ground conditions and modelling of the scheme to demonstrate it is technically feasible; and where applicable adheres to the NPPF, Non-statutory technical Standards for Sustainable Drainage, Building Regulation H and local policy. The drainage scheme shall be carried out in accordance with the approved details. Where surface water requires disposal off site (i.e. not infiltrated) the applicant must provide evidence of consent to discharge/connect through 3rd party land or to their network/system/watercourse.

Date:	30/11/2023	Signed:	NT
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