

Date: 25 June 2025
Application: 251421



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 251421

Applicant: C/O Agent

Site Address: N/A, Land At Old Forest Road, Wokingham

Parish: Invalid code

Grid Reference: Easting - 479423, Northing - 170243

Type of Development: Major Dwellings (10+)

Proposal: Full application for erection of 53 no. dwellings with associated landscaping, parking, drainage, open space and other associated works.

Case Officer: Benjamin Hindle

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 251421. 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	WBC Drainage	App No:	251421
Address:	N/A, Land At Old Forest Road, Wokingham.		
Proposal:	Full application for erection of 53 no. dwellings with associated landscaping, parking, drainage, open space and other associated works.		
Type of Development:	Major Dwellings (10+)		
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

The 1.6ha site, which is currently greenfield, is within flood zone 1 and we would have no objection to the principle of the development, as represented by the presentation planning layout drawing in Appendix C of the FRA.

We have reviewed **SMA flood risk assessment and drainage strategy report 7365.FRA 03 dated 11/06/2025**, together with its appendices and have the following comments to make:

The site generally falls from northwest (52.0mAOD) to northeast (47.80mAOD) and desktop studies indicate that the underlying geology is London clay.

There are no foul or surface water sewers on site, with the closest ones being on Old Forest Road, to the south of the site.

There are some ditches within the site, with the Emmbrook 300m east.

The development proposes attenuation to cater for the 1 in 100-year flood event with a 40% allowance for climate change, via permeable pavement, attenuation tanks and detention basin, as represented by the drainage strategy drawing in Appendix E.

Causeway calculations in Appendix F, dated 06/06/2025, indicates that there will be some significant flooding for the 1 in 100-year flood event plus climate change, at porous 1B and 2I. **We need to understand how this will be managed.**

We also need the pfd simulation files, for auditing. This is to be sure that all flood events have been taken into consideration.

Greenfield rates have been calculated for Q_1 to be 4.1l/s/ha (Appendix G) and discharge from the 2 catchments will be controlled at 2.3l/s (0.57ha impermeable) and 1 l/s (0.242ha impermeable) (Appendix E).

We also need to see cross-sectional drawings of the ditches that the development proposes connecting into, demonstrating that they have capacity to receive the proposed flows.

We note that a management company will be appointed to carry out maintenance in accordance with Appendix I.

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:	27/06/2025	Signed:	Boniface Ngu
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