

Date: 19 November 2024
Application: 242887



**WOKINGHAM
BOROUGH COUNCIL**

SDL Flood Risk Officer

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear SDL Flood Risk Officer,

Full Planning Approval Consultation

Application Number: 242887

Applicant: N/A

Site Address: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 477049, Northing - 164499

Type of Development: Minor All other developments

Proposal: Full planning application for a permanent access from Sheerlands Road to serve the Hogwood Farm development.

Case Officer: Baldeep Pulahi

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 242887. 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	SDL Flood Risk Officer	App No:	242887
Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Full planning application for a permanent access from Sheerlands Road to serve the Hogwood Farm development.		
Type of Development:	Minor 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 this Full planning application for a permanent access from Sheerlands Road to serve the Hogwood Farm development. The site is in flood zone 1 with Medium risk of surface water flooding. Effective design and planning of this access point must consider not only traffic management and safety but also the drainage strategy to mitigate potential environmental impacts and maintain compliance with planning policies. A FRA/ Surface water drainage Strategy which should be supported demonstrating how surface water and pollution risks will be managed. The design should incorporate SuDS where feasible and address maintenance responsibilities.

Surface Water Management

- Increased Impermeable Area: The construction of a permanent access road typically introduces additional impermeable surfaces. This necessitates a robust drainage strategy to manage surface water runoff effectively. If unmanaged, it could increase the risk of flooding both onsite and downstream.
- SuDS: To align with national and local planning policies, SuDS must be incorporated. Potential solutions could include:
 - Permeable Pavements: Allow infiltration at source to reduce runoff.
 - Swales: These vegetated channels alongside the road can slow and treat surface water.

- Detention Basins or Ponds: Temporarily store runoff and provide opportunities for biodiversity.

Roadside Drainage

- Roadside Ditches and Cross- Drainage Structures: If Sheerlands Road or the access area already has roadside ditches, the proposal must ensure these are not obstructed. Instead, they should be integrated into the overall drainage plan, potentially enhanced or diverted if necessary. If culverts or similar structures are required to maintain natural water flow beneath the access road, they must be adequately sized and aligned to local drainage authority standards.

Pollution Control

- Oil and Sediment Interceptors: As vehicular traffic increases, so does the potential for pollutants (oil, heavy metals, etc.) in surface water runoff. Interceptors or other treatment systems should be incorporated to protect downstream watercourses.

Downstream Impacts

- Hydraulic Connectivity: The drainage plan must consider downstream systems' capacity to accommodate the additional runoff. A detailed hydraulic model or impact assessment may be required to ensure no adverse impacts on adjacent developments or natural habitats.

Compliance with Policy and Guidance

- National Planning Policy Framework (NPPF) and LPA Requirements: Emphasis on managing flood risk through SuDS and reducing pollution from surface water aligns with this application. The drainage design must comply with local development framework policies, which emphasize green infrastructure and sustainable design principles.

Conditions & Reasons (if required)

Date:	20/11/2024	Signed:	NT
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