

Date: 27 March 2025
Application: 250735



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Outline Planning Approval Consultation

Application Number: 250735

Applicant: The Owner and/or Occupier

Site Address: Land to the north of School Road, Arborfield Cross

Parish: Arborfield and Newland

Grid Reference: Easting - 476558, Northing - 167096

Type of Development: Major Dwellings (10+)

Proposal: Outline application for the proposed residential development of up to 70 dwellings together with associated access, landscaping, open space and associated works. (All matters reserved except for means of access.)

Case Officer: Joanna Carter

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 250735. 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:	250735
Address:	Land to the north of School Road, Arborfield Cross.		
Proposal:	Outline application for the proposed residential development of up to 70 dwellings together with associated access, landscaping, open space and associated works. (All matters reserved except for means of access.)		
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

We have reviewed **ALP flood risk assessment and drainage strategy report HD083-R002 A dated 20/03/2025**, together with its appendices and have the following comments to make:

The 5.52ha site, which falls from 62.1mAOD (S) to 48.3mAOD (NE), is within flood zone 1 and has watercourses to the west and east of the site boundaries.

There is also a shallow ditch through the centre of the site, with a 300mm diameter foul sewer running along the eastern boundary, but no surface water sewers are within the site boundary.

BGS online site viewer indicates that the site is predominant London clay, and the report assumes infiltration will not be achievable due to the underlying geology.

The development is based on an impermeable area of 1.97ha, taking 10% urban creep into consideration. Q_{Bar} has been calculated at 1.7l/s and the development proposes controlled discharge at 3.3l/s, for the 1.97ha impermeable area.

Causeway Flow calculations dated 26/02/2025 identifies that 2047.21m³ of attenuation is required to cater for the 1 in 100-year flood event with a 40% allowance for climate change, with the development proposing swales, filter drains, permeable paving attenuation basin to manage runoff.

We note that detail investigations will determine whether SuDS features need to be lined and discharge from the attenuation basin will be controlled at 1.7l/s/ha. The drainage strategy drawing HD083-003 P2 dated March 2025 indicates that 2377m³ of attenuation will be provided with discharge controlled at 3.8l/s. The 3.8 is probably an error instead of 3.3l/s. Please correct.

We also note that attenuation basin will have maximum side slopes of 1:5, with appropriate freeboard and management being proposed to a management company or in agreement with the local authority.

Based on the above and as details are still to be provided, we will **recommend the condition below**:

NB: Please in addition to the model simulation results, provide model simulation files for cross checking.

Also note that connection to ordinary watercourses require ordinary watercourse consent via floodriskdc@wokingham.gov.uk

Conditions & Reasons (if required)

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- 1) BRE 365 test results demonstrating whether infiltration is achievable or not.
- 2) Use of SuDS following the SuDS hierarchy, preferably infiltration.
- 3) Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at 1.7l/s/ha, or preferably better.
- 4) Calculations demonstrating that there will be no flooding of pipes for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change and how exceedance flows will be managed.
- 5) Separate drainage systems for any proposed adopted highways and residential dwellings.
- 6) A demonstration of how surface water runoff is going to be catered for, given that parts of the development site already suffer from surface water flooding.
- 7) Groundwater monitoring confirming seasonal high groundwater levels in the area.
- 8) A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
- 9) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Date:	02/04/2025	Signed:	Boniface Ngu
--------------	------------	----------------	--------------