

Date: 26 February 2025
Application: 250435



**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,

Full Planning Approval Consultation

Application Number: 250435

Applicant: OCU Utility Services Limited

Site Address: Land North of Church Lane, Church Lane, Three Mile Cross

Parish: Shinfield

Grid Reference: Easting - 472400, Northing - 168391

Type of Development: Major All other developments

Proposal: Full application for the proposed extension of a temporary use of the land for works compound to support provision of essential utility and infrastructure across the region.

Case Officer: Rowan Reynolds

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 250435. 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:	250435
Address:	Land North of Church Lane, Church Lane, Three Mile Cross.		
Proposal:	Full application for the proposed extension of a temporary use of the land for works compound to support provision of essential utility and infrastructure across the region.		
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

We have reviewed **flood risk statement AFG6673_RG2_Wokingham dated 27/01/2025** and have the following comments to make:

We note that 10% (NE) corner of the site is affected by surface water flooding for the 1%AEP event while 40% of the northern area is affected by the 0.1%AEP event.

The above statement mentions that there will be no stockpiling along the surface water flow path.

The **proposed site layout drawing 172447_PLN_S1_20.1_A dated 13/01/2020** indicates that there is storage of topsoil along the whole western boundary, which form part of the overland flow route.

No cross section of the topsoil storage has been provided, and we would like to understand the impact this has on the surface water flow path.

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:	12/05/2025	Signed:	Boniface Ngu
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