

4.9 Proposed Drainage Strategy

Flood Risk

The site lies entirely within Flood Zone 1 and is therefore at low risk of flooding. The proposed residential development is appropriate in flood risk terms and will be safe for its lifetime.

The drainage strategy ensures that the development will not increase flood risk elsewhere and will improve on the existing situation by restricting runoff to greenfield rates.

Site Constraints

Ground investigations confirm that the site is underlain by London Clay, meaning water cannot effectively soak into the ground. Infiltration drainage is therefore not feasible and surface water must be managed through on-site storage and controlled discharge.

In the absence of a nearby adopted surface water sewer, discharge will be made to an existing ordinary watercourse approximately 280 metres to the east of the site.

Surface Water Strategy

Surface water will be attenuated on site within a landscaped basin located in the lower eastern part of the site. The basin will be designed as an attractive green space, contributing to amenity and biodiversity as well as flood storage.

Runoff will be limited to greenfield rates and the system is designed to accommodate extreme rainfall events, including allowances for climate change. This ensures long-term resilience.

Pumping and Discharge

Due to existing residential properties along the eastern boundary, direct gravity discharge from the basin is not achievable.

Instead:

- Water will be pumped from the eastern basin to the western edge of the site.
- From there, a new adoptable gravity system will convey flows off-site.
- Surface water will then travel eastwards to the ordinary watercourse adjacent to the Devil's Highway, which ultimately connects to the Long River.

This approach provides a practical and deliverable solution while protecting neighbouring properties and maintaining controlled discharge rates.

Sustainable Drainage and Landscape Integration

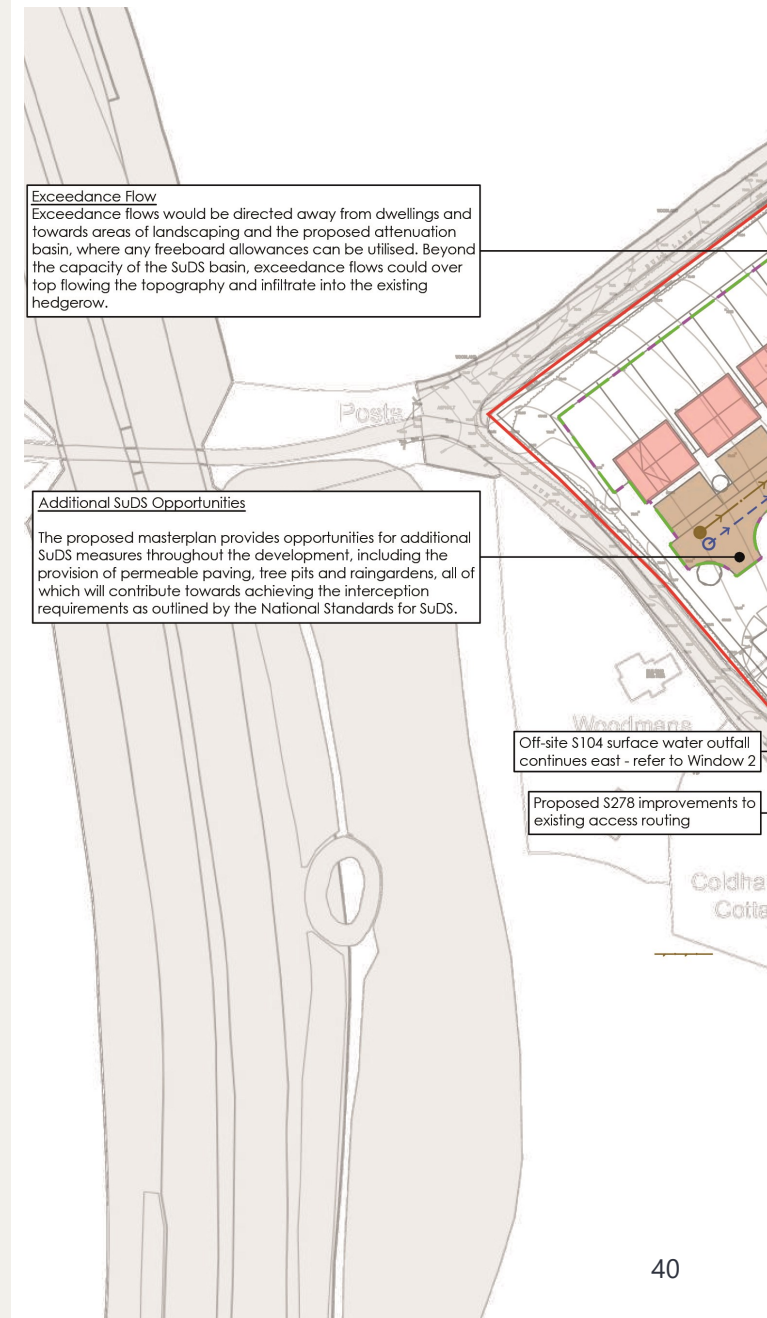
Drainage features are integrated throughout the landscape design rather than treated as purely engineered infrastructure.

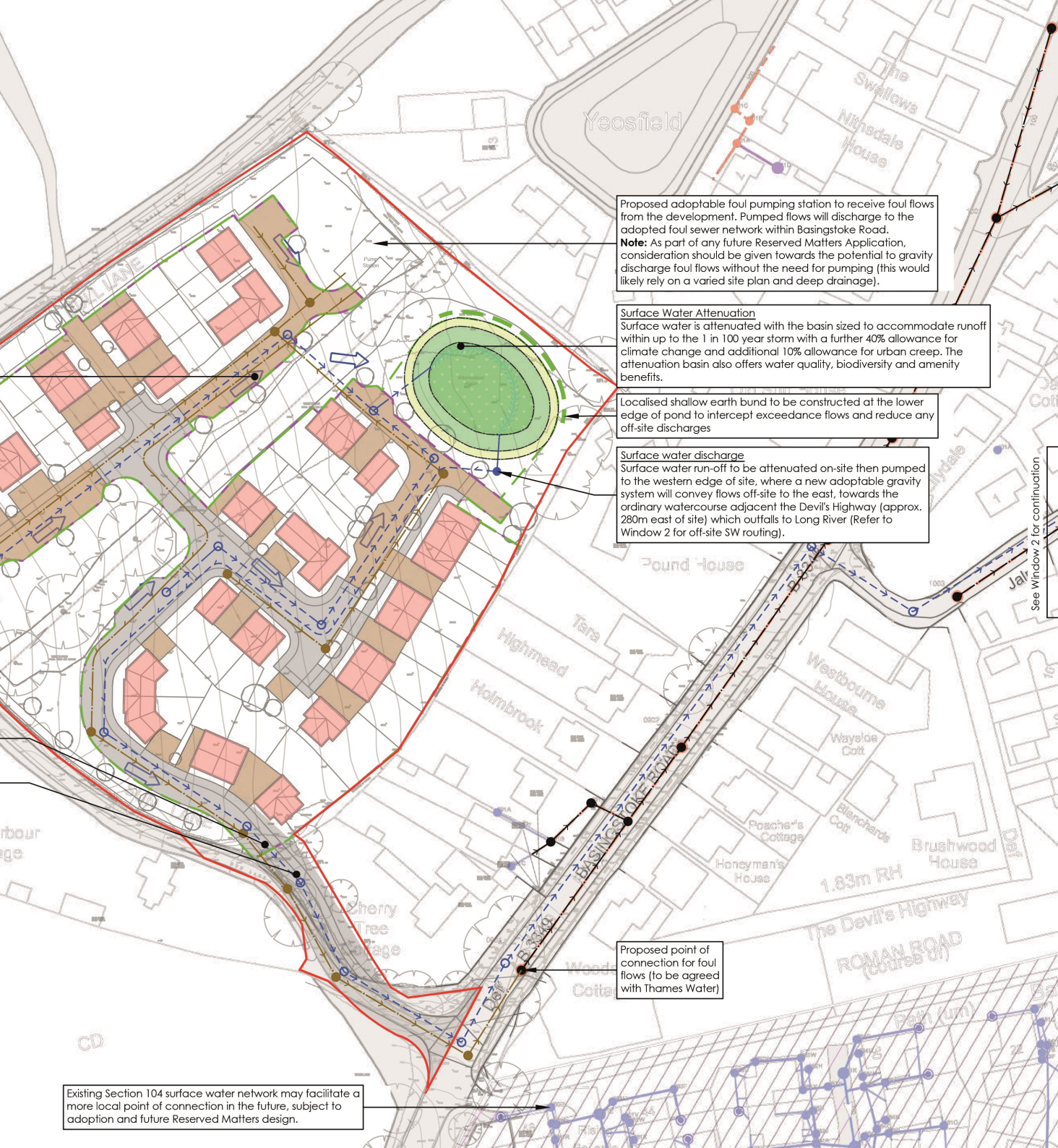
The scheme incorporates features such as:

- Permeable paving
- Swales
- Rain gardens
- Tree planting and filter strips

Together, these measures improve water quality, support biodiversity, and enhance the character of streets and open spaces.

Proposed Drainage Strategy





Exceedance Management

The layout has been designed so that, in the event of extreme rainfall, water will flow safely through landscaped areas and away from buildings before entering the drainage system. Subtle landform shaping provides additional temporary storage where required.

Summary

The drainage strategy is proportionate, robust and landscape-led. It:

- Manages flood risk appropriately
- Protects neighbouring properties
- Accounts for climate change
- Integrates SuDS within the public realm
- Delivers environmental and amenity benefits

Overall, the approach ensures safe, sustainable and attractive water management as part of the wider landscape strategy.

4.10 Sustainability

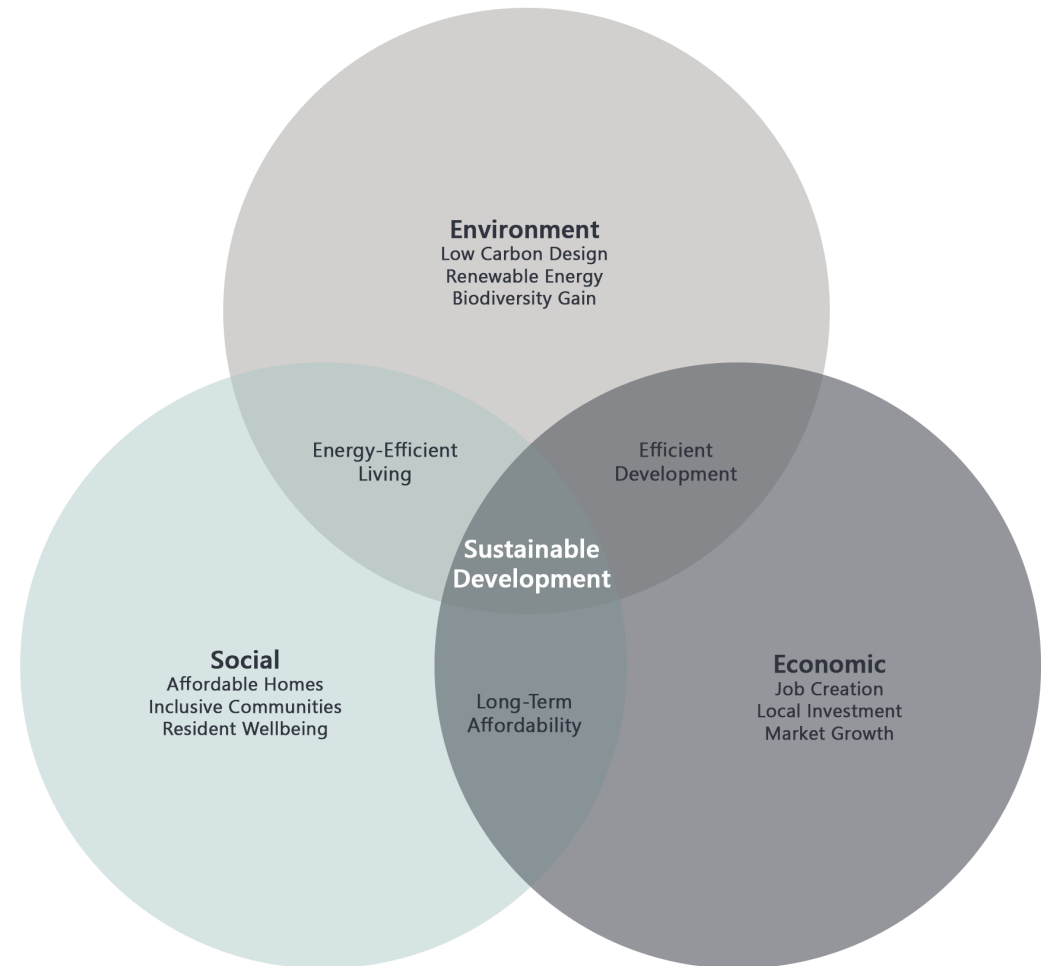
The underlying objective of national and local planning policy seeks to encourage sustainable patterns of development and regeneration, primarily through the efficient use of land and the concentration of development in appropriate locations.

These objectives are consistent with the Government's direction of travel towards lower-carbon development, including the introduction of the Future Homes Standard, which will require new dwellings to be highly energy efficient and heated by low-carbon technologies.

These considerations contribute towards the presumption in favour of sustainable development set out in Section 2 of the NPPF, which states that proposals which accord with the development plan should be approved without delay.

The proposed redevelopment of the site provides an opportunity to deliver viable, high-quality residential accommodation that makes efficient and effective use of the land, while being designed to be Future Homes Standard-ready, in accordance with national and local planning policy guidance.

Overall, the proposal represents a sustainable form of development in accordance with paragraph 8 of the NPPF and will deliver a range of social, economic and environmental benefits, as outlined below.



Social

The residential redevelopment of the site will introduce new residents to the local area, supporting the growth of the local community in a sustainable and managed manner.

The provision of a range of unit sizes and tenures will help to meet the needs of a wide spectrum of households, contributing to the creation of a balanced and inclusive community. The delivery of much-needed affordable housing represents a significant social benefit.

By ensuring that the development is Future Homes Standard-ready, future residents will benefit from homes with reduced energy demand, lower running costs and improved internal comfort, supporting health, wellbeing and long-term affordability.

Economic

The proposals will contribute to economic growth in both the short and long term, during construction and over the lifetime of the development. The construction phase will generate employment opportunities within the local and wider economy, in line with the Government's objectives to accelerate housing delivery as set out in the NPPF.

The development will support jobs directly on-site and indirectly through the wider supply chain, while increasing choice and competition within the local housing market. New residents are expected to support local businesses and services through increased expenditure.

The incorporation of modern, low-carbon construction techniques and building services, consistent with a Future Homes Standard-ready approach, will further support innovation and skills within the construction sector.

Environmental

The proposals will deliver a **high-quality new-build development** incorporating a comprehensive landscaping strategy, including areas of soft landscaping and communal green space, providing ecological and environmental enhancements to the site and its surroundings.

The development will be **Future Homes Standard-ready**, with sustainability and renewable energy measures to be secured and refined at Reserved Matters stage to minimise operational energy use and carbon emissions. Measures anticipated include:

- Low-carbon heating systems, such as Air Source Heat Pumps, enabling the removal of fossil fuel heating and supporting the transition away from gas.
- High-performance building fabric, with enhanced insulation, airtightness and thermal bridging standards, reducing energy demand and future retrofit requirements.
- Timber frame or other low-carbon construction methods, reducing embodied carbon while delivering high levels of thermal efficiency.
- Solar photovoltaic panels, where appropriate, to generate on-site renewable electricity and reduce reliance on grid energy.
- Layout and landscaping measures to mitigate the urban heat island effect, including green spaces and shading.
- Sustainable drainage features, including attenuation and landscape-led solutions, with allowance for climate change incorporated into the Surface Water Drainage Strategy.
- The planting of deciduous trees to provide seasonal shading and optimise passive solar gain.
- Provision for electric vehicle charging infrastructure to support low-emission travel.
- Water efficiency measures, including low-flow fittings, dual-flush WCs and water-efficient appliances, reducing potable water demand.
- Smart energy and building management measures to enable residents to understand and manage energy consumption effectively.

Through this Future Homes Standard-ready approach, the proposed development will be resilient, adaptable and aligned with forthcoming regulatory requirements, ensuring it remains sustainable, efficient and fit for purpose over its lifetime.

4.11 Heritage & Archaeology

A Historic Environment Assessment (HEA) has been undertaken by AC archaeology (January 2026) to inform the proposed residential development of up to 44 dwellings on land north of Sun Lane, Riseley, Reading.

An assessment of the effect of the proposed development on the settings of nearby designated heritage assets concludes that:

- **Pound House (Grade II)** would experience a negligible adverse effect, as its significance is primarily derived from its architectural fabric and its immediate enclosed setting, which would be retained and screened from development.
- **Coldharbour Cottage (Grade II)** would experience a minor adverse effect due to changes to its wider rural setting and partial loss of rural backdrop; however, its immediate setting and key heritage values would remain intact. Sensitive layout, landscape buffers and retention of boundary vegetation provide scope for mitigation at the reserved matters stage.
- No adverse effects are anticipated on **Stratfield Saye Park** or other designated heritage assets due to lack of intervisibility and substantial existing woodland screening.

Overall, the HEA concludes that the proposed development of up to 44 dwellings would result in no unacceptable harm to heritage assets, in accordance with national and local planning policy.

Any limited harm identified is less than substantial and capable of being mitigated through sensitive design, landscaping and proportionate archaeological measures.



5. Conclusion

This Design and Access Statement has demonstrated that the proposed outline development of up to 44 dwellings on land north of Sun Lane, Riseley, represents a carefully considered, sustainable and policy-compliant form of residential development on an appropriate village-edge site.

The proposals have evolved through a detailed understanding of the site's physical, environmental and contextual characteristics, including its relationship with existing residential areas, landscape features, ecological assets and the surrounding rural setting.

From the outset, the scheme has been shaped by a **landscape-led approach** that prioritises the retention and enhancement of key green infrastructure, including boundary hedgerows, mature trees and ecological corridors, while providing generous buffers to sensitive edges and adjacent properties.

As an outline application, with all matters reserved except for access, the proposal establishes robust development principles while retaining appropriate flexibility to refine layout, appearance, scale and landscaping at Reserved Matters stage.

The illustrative material demonstrates that the site is capable of accommodating the proposed level of development **without harm to local character, residential amenity, highway safety or environmental assets**.

The access strategy, which is the only matter for determination at this stage, has been carefully designed to **deliver safe and suitable vehicular, pedestrian and cycle access** in accordance with national and local guidance.

The proposals can be accommodated on the local highway network and provide appropriate connections to village facilities, public transport and sustainable travel routes.

The development would **deliver a range of high-quality new homes, including 40% affordable housing**, contributing meaningfully to local housing needs and supporting the vitality and sustainability of Riseley.

The scheme incorporates **sustainable drainage measures, climate-responsive design principles, and a comprehensive ecological strategy** that will deliver biodiversity net gain in accordance with statutory requirements, including through off-site provision where necessary.



Overall, the proposal represents a well-planned, deliverable and sustainable form of development that responds positively to its setting and accords with the Development Plan and the National Planning Policy Framework. It achieves an appropriate balance between meeting housing needs, safeguarding environmental and landscape assets, and reinforcing the character of the village edge.

For these reasons, the outline application is considered acceptable in principle, and it is respectfully concluded that planning permission should be granted.



WELLINGTON



3West Group



ASHBY DESIGN