

**Date:** 9 May 2025  
**Application:** 251086



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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Shute End, Wokingham

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Dear WBC Drainage,

**Outline Planning Approval Consultation**

**Application Number:** 251086

**Applicant:** Cooper Estates Strategic Land Ltd

**Site Address:** Land At Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ

**Parish:** Shinfield

**Grid Reference:** Easting - 471273, Northing - 166781

**Type of Development:** Major Dwellings (10+)

**Proposal:** Outline application for the proposed development of up to 63 dwellings with 50% delivered as affordable homes. (All matters reserved except for means of access.)

**Case Officer:** Connie Davis

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 251086. 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

|                             |                                                                                                                                                                   |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Boniface Ngu<br>Flood Risk & Drainage                                                                                                                             |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                                                                      | <b>App No:</b> | 251086 |
| <b>Address:</b>             | Land At Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ.                                                                                                 |                |        |
| <b>Proposal:</b>            | Outline application for the proposed development of up to 63 dwellings with 50% delivered as affordable homes. (All matters reserved except for means of access.) |                |        |
| <b>Type of Development:</b> | Major Dwellings (10+)                                                                                                                                             |                |        |
| <b>Site Visit Made:</b>     | 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 **Stantec flood risk assessment and surface water drainage strategy report 332612427 dated 07/03/2025**, together with its appendices and have the following comments to make:

The redline boundary indicates that the site is within flood zone 1.

The site generally falls from east to west and eventually connects via ordinary watercourses into the Foudry Brook, which is 900m west of the western site boundary.

Ground investigation works indicated that infiltration is not achievable, and groundwater levels varied from 1.0 to 2.8m bgl.

The development thus proposes finished floor levels 300mm above the 1% plus climate change flood level, with attenuation for the 1 in 100-year flood event with a 40% allowance for climate change and controlled discharge at  $Q_{Bar}$ , which has been calculated at 4.8l/s for catchment 1 and 1.1l/s for catchment 2.

We note the **outline drainage strategy as represented by drawings 332612427/101/001 P01 and 332612427/101/002 P01 both dated 05/03/2025**.

We also note that the final pollution control strategy as well as the maintenance

schedule of the drainage infrastructure will follow at detail design, while management and maintenance of the drainage infrastructure will be the responsibility of a management company.

We would have no objection to the principle of the development but would anticipate that wetlands, tree pits and swales will be incorporated in the detailed design for the scheme.

**NB:**

We would require the drainage simulation files (mdx, pfd, iddx or sws formats) for auditing of the output files.

We would **recommend the condition below:**

**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) Full calculations demonstrating the capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at Greenfield rates, or preferably better.
- 2) 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.
- 3) Separate drainage systems for any proposed adopted highways and residential dwellings.
- 4) A demonstration that attenuation features will be lined so as not to jeopardize their attenuation capacity and receiving ditches will be properly maintained prior to connecting into them.
- 5) 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.
- 6) 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.

|              |            |                |              |
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| <b>Date:</b> | 13/05/2025 | <b>Signed:</b> | Boniface Ngu |
|--------------|------------|----------------|--------------|