

**Town and County Planning Act 1990
Section 78 (As Amended)**

**DRAFT STATEMENT OF COMMON
GROUND on Drainage and Flood Risk
Matters**

Prepared by:

**Terry Seymour – Infra Engineering Practice Ltd
for Dandara Southern Ltd & Elstree Land Ltd**

and

Wokingham Borough Council

Land North of Reading Road, Arborfield

PINS Ref: APP/X0360/W/25/3371069

LPA Ref: 243099

WBP Ref: 9015

February 2026

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1. **INTRODUCTION**

- 1.1 This Statement of Common Ground on Drainage and Flood Risk Matters (“ D/FRA SoCG”) relates to a Town and Country Planning Act 1990 Section 78 Planning Appeal lodged by Woolf Bond Planning LLP on behalf of Dandara Southern Ltd and Elstree Land Ltd against Wokingham Borough Council’s decision to refuse an outline planning application for up to 111 dwellings, with associated works, parking, landscaping, publicly accessible open space, with access from Reading Road (LPA Ref: 243099; PINS Reference APP/X0360/W/25/3371069)
- 1.2 The Statement records the matters upon which the parties have agreed and the matters upon which parties disagree, with the intention of leading to the preparation of more focused proofs of evidence.

2. MATTERS WHICH ARE AGREED

- 2.1 The parties agree on the following matters:
- 2.2 The Application was supported by a site specific Flood Risk Assessment and Drainage Strategy dated 29th November 2024 produced by RCP Consulting Engineers (report reference DANS/0254) and a Surface Water Hydraulic Modelling Report dated December 2024 produced by Ardent Consulting Engineers (report reference 240660-ACE-XX-XX-RO-C-0321)
- 2.3 A watercourse (Main River) traverses the Appeal Site north-south from the Lavender Cottage to Reading Road. The Main River then continues along the southern boundary of the Site to the east towards ARBO19 (Byway Open to All Traffic). This watercourse is classified as Main River by the Environment Agency (EA) on its Flood Map for Planning. The Environment Agency is the statutory body responsible for managing flood risk from main rivers.
- 2.4 At the point of submission of the planning application, the Site was wholly within Flood Zone 1.
- 2.5 Wokingham Borough Council's Drainage Officer, who works within the Lead Local Flood Authority, provided his consultation response on the 11 December 2024. The "no objection" response was predicated on full details of the drainage system being provided at Reserved Matters stage and approved. It is acknowledged that the layout and scale of development are not matters for approval at this stage.

- 2.6 As a result of the EA updating its Flood Maps for Planning on 25th March 2025, parts of the Site are within Flood Zone 2 and 3.
- 2.7 Following the submission of the Appeal and consultation with the EA, the EA requested in December 2025 that an updated FRA is produced.
- 2.8 In response to the request by the EA, an updated site specific Flood Risk Assessment and Drainage Strategy (FRA) was produced (Infra Engineering Practice Ltd reference: IEP/001/022/056) and submitted on 16th January 2026 (2026 FRA).
- 2.9 Parts of the Site, including the location of the proposed main access, are within areas of existing high risk of flooding from surface water.
- 2.10 Parts of the Site, including the indicative location of the proposed attenuation basin, are shown as potentially susceptible to groundwater emergence between 0.025m and 0.5m below surface.
- 2.11 The 2026 FRA states that groundwater monitoring is ongoing. However, the results of 2024/2025 winter water level monitoring have been submitted to the LPA on 4th February 2026.
- 2.12 Based upon winter water level monitoring data taken between October 2024 and March 2025, the field data broadly reflects the groundwater flood risk characterised by the WBC Level 1 SFRA 2023 and the JBA 5m groundwater flood map. The borehole data that corresponds closest to the proposed attenuation basin are BH1 and BH3 that show a maximum

seasonal groundwater level of 0.01m and 0.38m below ground level respectively during 2024.

2.13 Matters pertaining to Sequential Test will be dealt with as part of the updated Overarching Statement of Common Ground.

2.14 Matters pertaining to fluvial Flood Zones are outside the scope of this SoCG.

MATTERS WHICH ARE NOT AGREED

2.15 The parties disagree on the following matters:

2.16 Whether or not the updated FRA demonstrates that the proposals would not result in an increased flood risk. The Appellant is working on providing additional information to address these matters. Where possible, this SOCG will be updated to confirm any further matters which are agreed between the parties.

3. **AGREEMENT**

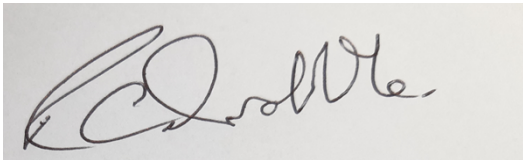
3.1 This document is accepted as the agreed Statement of Common Ground for the Appeal being considered under PINS Ref:
APP/X0360/W/25/3371069

3.2 It has been duly signed by representatives of the Appellant and Wokingham Borough Council.

Signed on behalf of the Appellant

Name:	Terry Seymour CEng MICE on behalf of Dandara Southern Ltd & Elstree Land Ltd
Signature:	
Date:	04.02.2026
Position:	Director of Infra Engineering Practice Limited

Signed on behalf of Wokingham Borough Council

Name:	Ray Drabble on behalf of Wokingham Borough Council
Signature:	
Date:	4 th February 2026
Position:	LLFA Manager
