

Date: 28 August 2025
Application: 251984



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,

Approval of Reserved Matters Consultation

Application Number: 251984

Applicant: The Owner and/or Occupier

Site Address: Land south of Bridge Farm, Reading Road, Arborfield, Berkshire, RG2 9HT

Parish: Arborfield and Newland

Grid Reference: Easting - 474995, Northing - 167296

Type of Development: Major Heavy industry/storage/warehouse

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent 223083 (as varied by 243190) for the erection of up to 11 no. commercial units to provide 6,986sqm GIA commercial / employment development predominantly within Class B8 and/or Class E (g) uses with supporting facilities within Class E uses comprising ancillary offices, trade counters and food/drink facilities with highway works and strategic landscaping. Details of appearance and landscaping to be considered.

Case Officer: Kieran Neumann

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 251984. 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 requested from the case officer.

Your observations are required in respect of this application by **25 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	251984
Address:	Land south of Bridge Farm, Reading Road, Arborfield, Berkshire, RG2 9HT.		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent 223083 (as varied by 243190) for the erection of up to 11 no. commercial units to provide 6,986sqm GIA commercial / employment development predominantly within Class B8 and/or Class E (g) uses with supporting facilities within Class E uses comprising ancillary offices, trade counters and food/drink facilities with highway works and strategic landscaping. Details of appearance and landscaping to be considered.		
Type of Development:	Major Heavy industry/storage/warehouse		
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

LLFA received this application for approval of Reserved Matters pursuant to Outline Planning Consent 223083 (as varied by 243190) for the erection of up to 11 no. commercial units to provide 6,986sqm GIA commercial / employment development predominantly within Class B8 and/or Class E (g) uses with supporting facilities within Class E uses comprising ancillary offices, trade counters and food/drink facilities with highway works and strategic landscaping. Details of appearance and landscaping to be considered on 28th August 2025. LLFA provided following comments.

. Flood Zone and Surface Water Management

- **Flood Zone Status:** Based on local knowledge and Environment Agency mapping, the site appears to be within Flood Zone 1 (low probability of flooding). However, the site's historic marshy ground conditions and persistent waterlogging indicate local surface water flood risk due to poor natural drainage, not fluvial flooding.
- **Surface Water Drainage:** The ground investigation report confirms that the site overlies largely impermeable **London Clay**, with a high groundwater table and indications of marshy, waterlogged conditions. This will severely restrict infiltration-based drainage options (e.g., soakaways) and necessitates a well-designed attenuation and outfall system.

- **SuDS Strategy:** Sustainable Drainage Systems (SuDS) must prioritize:
 - Attenuation basins or balancing ponds to manage surface water runoff volumes and rates.
 - Conveyance features (swales, channels) to manage and direct flow.
 - Pollution control measures given commercial land use and proximity to a classified minor (secondary A) aquifer and Source Protection Zone (Zone 2 GSPZ).
- **Groundwater Considerations:** The presence of high groundwater and waterlogged soils means groundwater monitoring and careful design of drainage infrastructure to prevent groundwater flooding or contamination are essential.

2. Geotechnical and Ground Condition Implications for Drainage

- **Impermeable London Clay:** The clay substrate will hinder infiltration and require engineered surface water management. SuDS relying solely on infiltration will likely be unsuitable.
- **Waterlogging & Marshy Ground:** The existing site conditions with semi-permanent waterlogged areas and marsh grasses indicate a naturally high water table, which may fluctuate seasonally. Drainage design must accommodate this variability.
- **Contamination Risks:** Historical use as a construction compound and tipped material including demolition debris near the northern boundary raise concerns for contamination migration via surface water runoff or groundwater pathways. The design should ensure any drainage discharges comply with pollution prevention guidelines.
- **Structural Considerations:** High sulphate levels and volume changes in clay soils may impact the integrity of buried drainage structures. Appropriate material specifications and design standards (BRE SD1, BS 8500) should be followed to avoid premature deterioration.

3. Further Information required

- Develop a detailed Surface Water Drainage Strategy:
 - Avoid soakaways; provide attenuation and controlled discharge to existing watercourses or drainage systems.
 - Incorporate SuDS features tailored to commercial land use and high groundwater conditions.
 - Include pollution control and maintenance regimes.
- Undertake groundwater monitoring to inform drainage design and manage any risks of flooding or contamination.
- Ensure geotechnical and contamination risks are mitigated through coordinated ground investigation and remediation as required prior to construction.

The site's surface water drainage requires careful, engineered solutions given the impermeable soils, high groundwater, and contamination potential.

Conditions & Reasons (if required)

Date:	01/09/2025	Signed:	NT
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