

Date: 25 February 2025
Application: 241861



**WOKINGHAM
BOROUGH COUNCIL**

SDL Flood Risk Officer

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Flood Risk Officer,

Approval of Reserved Matters Consultation

Application Number: 241861

Applicant: Wokingham Borough Council

Site Address: Land At Church Lane and Hyde End Road, Spencers Wood and Three Mile Cross, Reading, RG7 1HB

Parish: Shinfield

Grid Reference: Easting - 472491, Northing - 167200

Type of Development: Major All other developments

Proposal: Application for the approval of reserved matters pursuant to outline planning consent O/2013/0346 (130162) for the erection of the primary school building sub-phase of the development. Details of Layout, Appearance, Landscaping and Scale to be determined.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 241861.

The new details are as follows: **1. Document Schedule – setting out the various documents**

submitted and their status pursuant to this submission

2. Proposed Site Plan – supersedes previous drawing

3. Proposed Site Roof Plan – supersedes previous drawing

4. Swept Path Analysis – new drawing

5. Updated Drainage and SUDS Strategy – supersedes previous submission

6. Consultation Response Action Log – new document

7. Energy and Sustainability Note – new document

8. Response to Shinfield Parish Council consultation comments – new document

9. Transportation Technical Note – new document

10. View of Year 1-2 Playground – new image

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Christopher Howard.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage	To (Case Officer):	Christopher Howard
Service	SDL Flood Risk Officer	App No:	241861
Address:	Land At Church Lane And Hyde End Road, Spencers Wood and Three Mile Cross, Reading, RG7 1HB.		
Type of Development:	Major All other developments		
Proposal:	Application for the approval of reserved matters pursuant to outline planning consent O/2013/0346 (130162) for the erection of the primary school building sub-phase of the development. Details of Layout, Appearance, Landscaping and Scale to be determined.		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☒ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

The site is within flood zone 1 with the Northern part experiencing low risk surface water flooding. The site falls from south to north and the northern end hosts the sports pitch and play areas.

Drainage and SuDS strategy report P5937J3010 v1.0 dated 28/06/2024 proposes permeable subbase attenuation (300m³ for the 1 in 100-year flood event with a 40% allowance for climate change), to the west of the site, as represented on proposed **drainage plan drawing C01 dated 10/07/2024**.

Q_{Bar} for the impermeable are of 0.53ha has been calculated at 2.35l/s and discharge proposed at 2l/s into a Thameswater sewer on Fullbrook Avenue. We note that approval from Thameswater will be sought prior to construction.

We also note that SuDS maintenance will be carried out, by a management company, in accordance with Appendix D of the SuDS report.

SuDS supplementary note (DS) dated 30/01/2025 states that the project team will re-look at the drainage strategy at detail design stage when considering discharge of drainage conditions 56 – 61 of outline application O/2013/0346.

Based on the above we have no objection to the reserved matters application.

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:	28/02/2025	Signed:	Boniface Ngu
--------------	------------	----------------	--------------