

Date: 21 August 2024
Application: 242067



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

Outline Planning Approval Consultation

Application Number: 242067

Applicant: The Owner and/or Occupier

Site Address: Land Between Lodge Road And Tape Lane, Hurst, RG10 0EG

Parish: St. Nicholas Hurst

Grid Reference: Easting - 479479, Northing - 173716

Type of Development: Major Dwellings (10+)

Proposal: Outline application for the proposed erection of up to 99 no. dwellings, green infrastructure, open space, pedestrian and cycle links, recreational facilities and other associated infrastructure and access points on Lodge Road and Tape Lane with required improvements. (All matters reserved except for means of access.)

Case Officer: Mark Croucher

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 242067. 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

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	242067
Address:	Land Between Lodge Road And Tape Lane, Hurst, RG10 0EG.		
Proposal:	Outline application for the proposed erection of up to 99 no. dwellings, green infrastructure, open space, pedestrian and cycle links, recreational facilities and other associated infrastructure and access points on Lodge Road and Tape Lane with required improvements. (All matters reserved except for means of access.)		
Type of Development:	Major Dwellings (10+)		
Site Visit Made:	Yes/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 **SLR flood risk assessment & drainage statement report 432.010035.00001 P02 dated 26/07/2024** together with its appendices, and have the following comments to make:

The 10.68ha greenfield site is located within flood zone one, generally falling from 38.5mAOD to 37mAOD, east to west, towards an existing watercourse which flows northwards, along the western boundary.

Historic borehole data from 1973 indicated that groundwater was up to 36.4mAOD.

Greenfield runoff rates for the 10.68ha site was calculated to be 17.85l/s.

The development proposes attenuation (via detention basin, swales, retention basin, permeable paving...) with controlled discharge into the existing watercourse, at no more than 17.7l/s, as represented by **proposed drainage strategy drawing 500-01 P04 dated 10/06/2024** (Appendix A)

Causeway calculations dated 18/07/2024 indicates flooding of one pipe within network 1, during the 1 in 100-year flood event with a 40% allowance for climate change.

We note that sides slopes for the attenuation features are proposed at 1:3 but for the retention basin (pond) with a depth of 2.14m the slopes need to blend more smoothly with the landscape.

We note that this is an outline application with details to follow and on that basis 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. BRE 365 test results demonstrating whether infiltration is achievable or not.
2. Use of SuDS following the SuDS hierarchy, preferably infiltration.
3. Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100 year flood event with a 40% allowance for climate change and runoff controlled at 17.7l/s, or preferably better.
4. Separate drainage systems for any proposed adopted highways and residential dwellings.
5. Groundwater monitoring confirming seasonal high groundwater levels in the area.
6. 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.
7. 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.

Date:	30/08/2024	Signed:	Boniface Ngu
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