

Date: 18 December 2024
Application: 243124



**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: 243124

Applicant: Croudace Homes

Site Address: Land At Bridge Farm, Bridge Farm Lane, Twyford, Berkshire

Parish: Twyford

Grid Reference: Easting - 478329, Northing - 176644

Type of Development: Major Dwellings (10+)

Proposal: Application for the approval of reserved matters pursuant to outline planning consent 212720 for the erection of 200 dwellings with associated infrastructure, open space, biodiversity enhancements, landscaping and green infrastructure (Appearance, Landscaping, Layout and Scale to be considered).

Case Officer: Adriana González

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 243124. 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	SDL Flood Risk Officer	App No:	243124
Address:	Land At Bridge Farm, Bridge Farm Lane, Twyford, Berkshire.		
Proposal:	Application for the approval of reserved matters pursuant to outline planning consent 212720 for the erection of 200 dwellings with associated infrastructure, open space, biodiversity enhancements, landscaping and green infrastructure (Appearance, Landscaping, Layout and Scale to be considered).		
Type of Development:	Major Dwellings (10+)		
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

We have reviewed **SMA technical note 7236.TN02 R04 dated 09/12/2024**, together with its appendices, submitted for the discharge of drainage conditions 25-29 and have the following comments to make:

Finished floor levels have been set no lower than 35.83mAOD.

The 1 in 100 fluvial flood outline with a 35% allowance for climate change has been mapped, with development staying outside of the said outline.

Groundwater monitoring between February and May indicated levels varying from 1.23-2.98 mbgl.

The development proposes lined swales, bioretention areas and a basin, with controlled discharge at 2l/s/ha as agreed at outline stage and represented by **Appendix F**.

We note that the impermeable area considered is 3.528ha, of the 12.13ha site, hence the proposed limited discharge of 7l/s, as representation on **Appendix F**.

Causeway flow calculations dated 11/11/2024 indicate that there will be no flooding for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change.

SuDS maintenance for the development will be the responsibility of a management company, in accordance with **Appendix G**, while exceedance flow routes have been demonstrated in **Appendix H**.

The above tick a lot of boxes that could permit the discharge of conditions 25 – 29, however, we need a bit more information on the below to permit discharge of the said conditions:

We are unsure whether the fluvial flood outline presented has been signed off by the Environment Agency as fit for purpose. If it has, we need to see prove of the sign off.

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:	19/12/2024	Signed:	Boniface Ngu
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