

**Date:** 26 September 2024  
**Application:** 242421



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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Dear WBC Drainage,

**Outline Planning Approval Consultation**

**Application Number:** 242421

**Applicant:** The Owner and/or Occupier

**Site Address:** School Road, Arborfield Cross

**Parish:**

**Grid Reference:** Easting - 476687, Northing - 167061

**Type of Development:** Major Dwellings (10+)

**Proposal:** Outline application for the proposed erection of up to 95 No. dwellings, together with open space and associated works. (All matters reserved except for means of access).

**Case Officer:** Joanna Carter

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 242421. 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

|                             |                                                                                                                                                                            |                |        |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Boniface Ngu<br>Flood Risk & Drainage                                                                                                                                      |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                                                                               | <b>App No:</b> | 242421 |
| <b>Address:</b>             | School Road, Arborfield Cross.                                                                                                                                             |                |        |
| <b>Proposal:</b>            | Outline application for the proposed erection of up to 95 No. dwellings, together with open space and associated works. (All matters reserved except for means of access). |                |        |
| <b>Type of Development:</b> | Major Dwellings (10+)                                                                                                                                                      |                |        |
| <b>Site Visit Made:</b>     | 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

The site is within flood zone 1, with patches towards the western boundary, experiencing low risk surface water flooding.

We have reviewed **ALP flood risk assessment and drainage strategy report HD083-R001-R3 dated 19/09/2024**, together with its appendices and have the following comments to make:

The 8.25ha greenfield site falls from 62.1mAOD (SW) to 48.3mAOD (NE), with watercourses flowing north along the western and eastern boundaries.

There are no foul sewers within the site boundaries but there are sewers along the eastern boundary, as well as along School Road.

The site has an underlying geology of London Clay and as a result the development proposes attenuated controlled discharge into the existing watercourses. QBar has been calculated at 1.7l/s/ha and basins are proposed with 1:5 slopes.

The drainage strategy drawing in **appendix 3** proposes 2 attenuation basins section 7.11 proposes pervious paving, swale, filter strips geocellular attenuation units, as well as attenuation basins and wetlands.

We note that maintenance and adoption will be carried out as described within sections 7.53 to 7.61 of the above-mentioned report.

As this is an outline application and details have not been developed, 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 1.7l/s/ha, or preferably better.
4. Full drainage details for attenuation basins, pervious paving, swale, filter strips, geocellular attenuation units, as well as attenuation basins and wetlands, as described in report HD083-R001-R3.
5. If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.
6. Separate drainage systems for any proposed adopted highways and residential dwellings.
7. A demonstration of how surface water runoff is going to be catered for, given that parts of the development site already suffer from surface water flooding.
8. Groundwater monitoring confirming seasonal high groundwater levels in the area.
9. 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.
10. 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.

|              |            |                |              |
|--------------|------------|----------------|--------------|
| <b>Date:</b> | 30/09/2024 | <b>Signed:</b> | Boniface Ngu |
|--------------|------------|----------------|--------------|