

Date: 13 March 2025
Application: 250517



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: 250517

Applicant: Mr Marc Wilson

Site Address: Land Off Basingstoke Road, To the south and west of Spencers W

Parish: Shinfield

Grid Reference: Easting - 471901, Northing - 166069

Type of Development: Major All other developments

Proposal: Outline planning permission is sought with all matters reserved for future determination, save for the means of access via Basingstoke Road, for: up to 420 dwellings (Use Class C3), an 80 bed care home (Use Class C2), 1ha of employment land (Use Class E(g), primary school (Use Class F1), local centre (Use Classes E(a), (b), (c), (f)), GP Surgery (Use Class E(e), sports pitch and changing facility, public open space, SANG provision and associated infrastructure.

Case Officer: Helen Maynard

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 250517. 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:	250517
Address:	Land Off Basingstoke Road, To the south and west of Spencers W.		
Proposal:	Outline planning permission is sought with all matters reserved for future determination, save for the means of access via Basingstoke Road, for: up to 420 dwellings (Use Class C3), an 80 bed care home (Use Class C2), 1ha of employment land (Use Class E(g), primary school (Use Class F1), local centre (Use Classes E(a), (b), (c), (f)), GP Surgery (Use Class E(e), sports pitch and changing facility, public open space, SANG provision and associated infrastructure.		
Type of Development:	Major All other developments		
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 **JBA flood risk assessment report NGP-JBAU-XX-XX-RP-HM-0001 A1-C09 dated April 2025**, together with its appendices and have the following comments to make:

The 37.9ha greenfield site is within flood zone 1 with some ordinary watercourses flowing west to east, through the centre of the site.

The areas of ordinary watercourses experience surface water flooding for the medium to low-risk events.

Surface water modelling has been carried out and the development proposes development parcels outside the surface water flow paths, as represented by **Figure 5-1**.

The FRA also proposes finished floor levels 600mm above adjacent design flood levels, as represented by **Table 5-1**.

We note from 5.1 of the FRA that surface water flow routes across the site are respected and maintained within the masterplan.

We have also reviewed **drainage strategy note RACE-RE-SW-TN001 Rev 2 dated March 2025**, together with its appendices and have the following comments to make:

Section 1.1.3 of the drainage strategy report references version C05 of JBA FRA dated March 2025 that should be read alongside the drainage report, but we believe this is an error, as we have reviewed version C09 of JBA FRA dated April 2025.

The 39.26ha site, of which 13.46ha will be impermeable, after taking 10% urban creep into consideration, will be split into 2 catchments. The northern catchment (5.91ha/6.5ha) and the southern Catchment (6.35ha/6.99ha).

Q_{Bar} has been calculated at 4.46l/s.

The discharge rate for the northern catchment has been calculated at 26.4l/s but reduced to 11.7l/s as it will discharge into a surface water sewer.

Section 6.1.3 of the drainage report states it is not viable to outfall the northern parcel into an open watercourse within the development area. **We would like to understand a bit more about this, given that there are drainage ditches on site.**

The southern catchment will discharge at 28.1l/s into a watercourse, as represented **high level concept drawing ENG_102 C dated 07/03/2025.**

The site is within flood zone 1 and the development proposes finished floor levels 600mm above the climate change flood level.

Quick storage estimates have indicated the storage that will be required, and maintenance will be via an adopting authority or management company.

The development proposes swales, pipes and ponds to manage surface water runoff, but **we would like to see more permeable paving filter drains tree pits and wetland incorporated within the development, at detail design stage.**

We note that a phase 1 Geo-Environmental Assessment produced by BWB has indicated that **infiltration is unlikely, but no actual testing has been carried out.**

Surface water modelling dated 26/03/2025 indicates flooding of some pipes for the 1 in 100-year flood event with a 40% allowance for climate change. We are however convinced that the modelling can be revised at detail design stage to cater for the flooded pipes. We would anticipate auditing the model simulation files (pfd, mdx, iddx, sws), so please provide as well as the modelling output files.

We would have no objection to the principle of the development as represented by the above FRA and drainage strategy note but as drainage details have not been provided, we would **recommend the condition below:**

Conditions & Reasons (if required)

No development shall take place until the LPA has reviewed the drainage strategy report for the development and approved it in writing.

The report shall address the following:

2. BRE 365 test results demonstrating whether infiltration is achievable or not.
3. Use of SuDS following the SuDS hierarchy, preferably infiltration.
4. 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 with runoff controlled at 4.46l/s, or preferably better and in accordance with our comments above.
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.
9. Groundwater monitoring confirming seasonal high groundwater levels in the area.
10. 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.
11. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

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:	17/06/2025	Signed:	Boniface Ngu
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