

Date: 9 December 2024
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:	NT	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		
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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

LLFA received 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 on 9th december 2024.

The proposed drainage strategy includes measures to manage impermeable areas, climate change impacts, and construction-stage water management. To account for urban creep, a 10% increase in impermeable area was included in calculations, in line with EA guidelines. Surface water discharge is restricted to no more than 2 l/s, with 300 cubic meters of storage in permeable paving to handle extreme storm events. The system will connect to an existing Thames Water sewer, subject to approval. LLFA requires to see consent to discharge from Thames water.

Construction-phase drainage will prioritize sediment control, runoff management, and protecting drainage infrastructure, ensuring systems remain functional and compliant with best practices.

LLFA requires to see Exceedance route plan as where water will flow in case of drainage failure or event above 1 in 100. Also, if there is any overland flow coming on site from third party land then that area should need to be considered in all calculations.

Conditions & Reasons (if required)

Date:	11/12/2024	Signed:	NT
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