

Date: 6 March 2025
Application: 242665



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,

Approval of Reserved Matters Consultation

Application Number: 242665

Applicant: Sovereign Network Group (SNG)

Site Address: Land west of Kingfisher Grove, Three Mile Cross

Parish: Shinfield

Grid Reference: Easting - 470941, Northing - 167280

Type of Development: Major Dwellings (10+)

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent 201002 (approved under appeal ref.

APP/X0360/W/22/3304042 dated 31/01/2023) for the erection of 49 no. affordable dwellings with associated drainage and attenuation, open space and landscaping. Details of appearance, landscaping, layout and scale to be considered, plus details for discharge of conditions 11, 12, 13, 15 and 16 from the Outline permission.

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 242665.

The new details are as follows: **Amended plans were received on 27th February 2025 which alter the following:**

- Re-designed dwellings, including changes to materials.
- Turning heads to the south of the site have been replaced by a loop road.
- Amendments to landscaping.
- Further details on the play areas.
- Further details on level changes between plots.
- Further details on Open Space Strategy.
- Revised Arboricultural information.
- Amendments to drainage strategy to accommodate changes to site layout.

- **Revised swept path details for vehicles.**
- **Revised parking layout and management plan.**

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 Kieran Neumann.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT	To (Case Officer):	Kieran Neumann
Service	WBC Drainage	App No:	242665
Address:	Land west of Kingfisher Grove, Three Mile Cross.		
Type of Development:	Major Dwellings (10+)		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent 201002 (approved under appeal ref. APP/X0360/W/22/3304042 dated 31/01/2023) for the erection of 49 no. affordable dwellings with associated drainage and attenuation, open space and landscaping. Details of appearance, landscaping, layout and scale to be considered, plus details for discharge of conditions 11, 12, 13, 15 and 16 from the Outline permission.		
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 approval of Reserved Matters pursuant to Outline Planning Consent 201002 (approved under appeal ref. APP/X0360/W/22/3304042 dated 31/01/2023) for the erection of 49 no. affordable dwellings with associated drainage and attenuation, open space and landscaping. Details of appearance, landscaping, layout and scale to be considered, plus details for discharge of conditions 11, 12, 13, 15 and 16 from the Outline permission on 6th march 2025

. Drainage Strategy and SuDS (**Condition 11**)

- Current Proposal: The proposed drainage strategy relies on end-of-pipe solutions, such as detention basins and closed pipe systems. While these methods are effective for water attenuation and quality treatment, they lack the holistic, multi-functional approach that Sustainable Drainage Systems (SuDS) should ideally provide.

- Wokingham Borough Council's Comments: The council has rightly pointed out that the site has ample space to incorporate more naturalistic SuDS features such as swales, tree pits, and rain gardens. These features not only manage surface water but also enhance biodiversity, public amenity, and the overall landscape character.
 - Recommendations: Integration of SuDS Features: The design should explore the use of swales, rain gardens, and tree pits, especially in areas with gentler gradients. These features can be integrated into the public open spaces to create a more sustainable and visually appealing drainage system. The drainage strategy should be fully integrated into the landscape design, ensuring that surface water management contributes to the overall aesthetic and ecological value of the development. A revised proposal should demonstrate how surface water management can be seamlessly integrated into the landscape strategy, providing both functional and placemaking benefits.

2. Infiltration and Discharge (**Condition 12**)

- Current Proposal: Infiltration was initially considered but deemed unviable due to the underlying London Clay Formation. Surface water is proposed to be discharged to an existing Thames Water public sewer.
 - Recommendations: Infiltration Testing: Given the site's geology, infiltration may not be feasible, but it would be prudent to conduct further infiltration testing to confirm this assumption. Discharging to the Thames Water sewer is a viable alternative, but the design should ensure that the discharge rates comply with Thames Water's requirements and that the sewer has adequate capacity to handle the additional flows.

3. Water Quality (**Condition 13**)

- Current Proposal: The treatment train ensures that the basins provide volumetric attenuation and water quality treatment.
 - Recommendations: Water Quality Monitoring: The design should include provisions for monitoring water quality to ensure that the treatment train is effective in removing pollutants and A detailed maintenance plan should be provided to ensure the long-term effectiveness of the water quality treatment measures.

4. Management Plan (**Condition 16**)

- Current Proposal: The management plan is not yet finalized, as the design is still evolving.
 - Recommendations: Finalized Design: The management plan should be prepared once the design is fully developed and agreed upon. This will ensure that the plan is accurate and reflects the final layout and drainage strategy. The management plan should clearly outline the responsibilities for maintaining the SuDS features, including regular inspections, cleaning, and repairs.

5. Open Space and Play Area

- **Current Proposal:** The landscape design lacks functionality and a clear vision for how residents will engage with the open spaces. The play area is not well-integrated into the landscape scheme.
- **Recommendations:**
 - **Functional Open Spaces:** The design should create meaningful, inviting, and multifunctional spaces that encourage social interaction, recreation, and well-being. This could include a mix of formal and informal spaces that cater to different uses.: The play area should be an integral part of the open space strategy, with high-quality, imaginative play features that blend seamlessly with the surrounding landscape. Consider incorporating natural play elements and sensory experiences to create an engaging environment for children.

6. Hydraulic Calculations

- **Current Proposal:** The hydraulic calculations have been updated to reflect the revised site layout and topography. The calculations account for a 1 in 100-year storm event plus climate change allowance and a 10% increase in roof areas for urban creep.
- **Recommendations:**
 - **Verification of Calculations:** The hydraulic calculations should be verified to ensure they accurately reflect the proposed drainage system's performance under various storm events. The design should continue to account for future climate change impacts, ensuring that the drainage system remains effective under more extreme weather conditions.

7. Overall Recommendations

- **Detailed Design Development:** The design should continue to evolve, incorporating feedback from the Council and other stakeholders. This will ensure that the final proposal meets all planning requirements and provides a high-quality living environment for future residents.

In conclusion, while the current drainage strategy is technically sound, there is significant room for improvement in terms of integrating more sustainable and multi-functional SuDS features. The design should also focus on creating functional and engaging open spaces that enhance the overall quality of the development.

Conditions & Reasons (if required)

Date:	07/03/2025	Signed:	NT
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