

Date: 15 December 2025
Application: 251984



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Approval of Reserved Matters Consultation

Application Number: 251984

Applicant: The Owner and/or Occupier

Site Address: Land south of Bridge Farm, Reading Road, Arborfield, Berkshire, RG2 9HT

Parish: Arborfield and Newland

Grid Reference: Easting - 474995, Northing - 167296

Type of Development: Major Heavy industry/storage/warehouse

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent 223083 (as varied by 243190) for the erection of up to 11 no. commercial units to provide 6,986sqm GIA commercial / employment development predominantly within Class B8 and/or Class E (g) uses with supporting facilities within Class E uses comprising ancillary offices, trade counters and food/drink facilities with highway works and strategic landscaping. Details of appearance and landscaping to be considered.

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 251984.

The new details are as follows: **Amended documentation was received by the LPA on 11th and 15th December 2025 addressing the following:**

- **The substation has been relocated behind Unit 4**
- **Post and rail fences have been removed, and a timber fence has been added to proposed areas**
- **Surfacing of the footpath link from the side of Unit 5 has been amended**
- **4 trees west of Unit 1 over the attenuation tank have been relocated**
- **Additional tree planting proposed west of Unit 7**

- **Additional woodland planting along the full length of the eastern landscape buffer**
- **Building materials have been revised to a darker brown cladding**
- **Amendments to the proposed hedgerow mix**
- **Revised Flood Risk Assessment and Surface Water Drainage Strategy**
- **Revised Arboricultural Method Statement**
- **Revised BNG Report and Metric**

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 requested from the case officer.

Your observations are required in respect of this application by **5 January 2026**. 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:	251984
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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

LLFA received Application for approval of Reserved Matters pursuant to Outline Planning Consent 223083 (as varied by 243190) for the erection of up to 11 no. commercial units to provide 6,986sqm GIA commercial / employment development predominantly within Class B8 and/or Class E (g) uses with supporting facilities within Class E uses comprising ancillary offices, trade counters and food/drink facilities with highway works and strategic landscaping. Details of appearance and landscaping to be considered. .

LLFA received PRP consultant's report under ref: 64120 – 03 A which provided the comments in response the LLFA comments provided in September 2025. Also applicant provided 3389 F401 A Proposed Site Plan, HTC Architects, 14/02/2024 and 64065 SK02 P1 Borehole Location Plan, PRP Engineer.

Regarding Surface water drainage strategy, The submitted surface water drainage strategy demonstrates a robust, SuDS-compliant approach which appropriately restricts runoff to greenfield rates, provides sufficient attenuation for the 1 in 100-year plus climate change event, avoids infiltration due to ground conditions, includes

suitable water quality treatment, and adequately addresses exceedance routing and maintenance.

The Phase II (GQRA) & Geotechnical Ground Investigation and supporting reports confirm that the site is subject to shallow groundwater, saturated near-surface soils, and persistent ponding, with the River Terrace Deposits extending across the site and overlying very soft London Clay. Measured groundwater strikes were recorded between 0.9 m and 2.2 m below ground level, rising to between 0.18 m and 1.5 m below ground level on casing removal, indicating laterally mobile and locally perched groundwater conditions. These measured observations reinforce that infiltration-based drainage, including soakaways, is not viable at this site. It is noted that the site is located within a Secondary A aquifer and a Source Protection Zone 2. While no significant contamination was observed within the tested soils, unsampled tipped material along the northern boundary presents a potential source of inert material.

Surface water management will rely on tanked attenuation, controlled discharge to existing drainage ditches, and SuDS features designed for water conveyance, water quality, and storage. The design must account for high groundwater levels, buoyancy, hydrostatic pressure, and construction-phase groundwater ingress. It is advised that temporary dewatering during construction may be necessary to maintain stable working conditions, particularly given the observed water strikes and the collapse of boreholes during investigation. Ground improvement works and stripping of soft Made Ground will alter drainage pathways, but formal drainage infrastructure will intercept surface and shallow groundwater, mitigating uncontrolled ponding. Maintenance arrangements for all SuDS and attenuation structures should be secured to ensure long-term effectiveness.

The LLFA also acknowledges the general conditions outlined in the PRP report, including that groundwater observations were made at specific points in time and may vary seasonally or under changing conditions, and that unforeseen site hazards may exist.

Consequently, any drainage design or construction-phase measures must remain adaptable to accommodate changing groundwater or site conditions. Based on the measured groundwater levels, geotechnical conditions, and surface water constraints, the LLFA considers that the proposed drainage strategy is appropriate for the site, subject to detailed design and recommend following conditions

Conditions & Reasons (if required)

Condition 1 – Surface Water Drainage Strategy

No development shall commence until a detailed surface water drainage strategy has been submitted to and approved in writing by LPA. The strategy shall: a) Identify existing and proposed discharge points, including connection to the drainage ditch to the northwest or other approved watercourse/sewer; b) Include runoff modelling (e.g., causeway flow, 1 in 100-year storm plus climate change) demonstrating that post-development surface water flows will not increase flood risk on or off site; c) Provide details of attenuation measures (e.g., swales, ponds, storage tanks) compatible with the high soil saturation, ponding, and River Terrace Deposits identified;

Condition 2 – Groundwater and Excavation Management

During all enabling and excavation works:

- a) Groundwater levels shall be monitored, and temporary dewatering measures shall be used as required to maintain safe excavation and foundation works;
- b) Excavations shall be appropriately supported in accordance with HSE guidance ("Health and Safety in Construction," HSG150); AND Any soils or materials differing from those identified in the PRP ground investigation report shall be sampled and tested, and any remedial measures approved in writing by LPA before works continue.
- C) Ground improvement works (e.g., Vibro Stone Columns) shall be completed to achieve the required bearing pressures (minimum 125 kPa, factor of safety 175 kPa) as identified in the PRP ground investigation;

Condition 3 – Landscaping, Appearance, and Integration with Drainage

No development above foundation level shall commence until detailed landscaping and appearance drawings have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- a) Planting species, sizes, densities, and tree protection zones (particularly along northern and eastern boundaries);
- b) Hard landscaping, surfacing materials, and any permeable areas;
- c) Integration of surface water drainage features (e.g., swales, detention areas) within landscaped areas where appropriate.

Date:	22/12/2025	Signed:	NT
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