

Date: 12 May 2026
Application: 253071



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

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Dear WBC Drainage,

Approval of Reserved Matters Consultation

Application Number: 253071

Applicant: The Owner and/or Occupier

Site Address: Land To West Of Park Lane, Charvil, RG10 9TS

Parish: Charvil

Grid Reference: Easting - 477511, Northing - 175185

Type of Development: Major Dwellings (10+)

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent 232704 comprising details of 75 homes, together with associated internal access roads, parking, public open space, landscaping and sustainable drainage systems (SuDS). Details of appearance, landscaping, layout and scale 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 253071.

The new details are as follows: **Amended plans and documentation were received for this application on 11th May 2026. Please see Boyer Planning's 'Revised Submission Cover Letter' dated 11th May 2026 for further details.**

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 **9 June 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:	253071
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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

This assessment has been prepared by LLFA in response to the re-consultation on revised plans received 11 May 2026 for reserved matters application 2553071. The applicant has submitted a revised Flood Risk Assessment and Drainage Strategy Report (Issue 2, dated 28/04/2026) prepared by SIM (SIM Ref P25-0896).

The submission has been reviewed against the LLFA SuDS Proforma and the outline planning conditions 28 and 29 secured under consent 232704. The previous LLFA response (Boni) reviewed the Campbell Reith outline FRA (ref 13923-CRH-ZZ-XX-RP-C-0001) and imposed 8 specific requirements. This assessment determines how the reserved matters submission addresses those requirements and what remains outstanding. Overall, the revised submission represents a material step forward from the outline stage and now addresses a number of the LLFA's outstanding items. However, some gaps remain which must be resolved before the LLFA can offer a no-objection recommendation to the LPA.

2. Assessment Against Previous LLFA Condition Requirements

Conditions 28 and 29 of Outline Consent 232704 set out eight specific technical requirements. The table below assesses the extent to which each is now addressed in the reserved matters FRA.

Condition 28 Requirement	Status	LLFA Assessment
1. BRE 365 test results demonstrating whether infiltration is achievable or not	PROVIDED	4 no. soakage tests to BRE 365 were undertaken by Geo-Integrity . Rates ranged from 1.97×10^{-6} m/s (SA3) to 3.03×10^{-4} m/s (SA4). Results are included in Appendix B of the FRA. SATISFIED.

2. Use of SuDS following the SuDS hierarchy, preferably infiltration	PROVIDED	The FRA includes a formal SuDS hierarchy assessment . Infiltration has been correctly ruled out due to elevated winter groundwater (0.33–0.62 mbgl) and inability to achieve 1m clearance. Discharge to existing drainage ditch via watercourse is justified.
3. Full calculations: 1 in 100-year + 40% CC; runoff at QBar (3.83 l/s/ha or better)	PARTIAL	Hydraulic analysis using Causeway Flow software is referenced (Appendix H). The scheme limits post-development discharge to QBAR (6.5 l/s for 1.7ha catchment, equating to ~3.82 l/s/ha). Climate change of 40% (1:100yr) and 35% (1:30yr) applied per EA allowances. Causeway Flow files have not been submitted for LLFA audit. PARTIALLY SATISFIED — further information required.
4. Separate drainage systems for proposed adopted highways and residential dwellings	PARTIAL	Section 7.12 notes highway systems ‘offered for adoption’ and that private drainage serves individual properties. The drainage strategy drawing (Appendix F) is referenced but no explicit confirmation that highway and private systems are hydraulically separate with independent outfalls. This must be clearly demonstrated on the drainage layout drawing with adoption extents annotated. PARTIALLY SATISFIED.
5. Description of how the development will deal with surface water overland flows	PROVIDED	Section 7.9 (Exceedance) addresses overland flow management. Finished floor levels are set above road levels, road gradients direct overland flows away from dwellings, and a finished levels plan is included in Appendix F. A 300mm freeboard between storage feature cover levels and finished floor levels is stated. SATISFIED.
6. Groundwater monitoring confirming seasonal high groundwater levels	PROVIDED	Winter groundwater monitoring was undertaken between November 2025 and March 2026 at standpipes CT2 and CT5 (5 visits). Results show peak groundwater at 0.30 mbgl (CT5, March 2026) and 0.62 mbgl (CT2, February 2026). Results are tabulated in Figure 2.2 and included in Appendix B. This is a significant improvement over the outline stage. SATISFIED.
7. Drainage strategy plan showing SuDS locations and sizing; base of SuDS ≥1m above seasonal high water table	PARTIAL	A drainage strategy drawing is referenced in Appendix F. The FRA confirms basins are to be lined with impermeable membrane due to high groundwater. However: (a) no basin invert levels are stated in the report text to demonstrate 1m clearance from 0.30 mbgl (b) SuDS component schedule with dimensions (swale cross-sections, basin volumes, orifice sizes) is not included; (c) permeable paving sub-base depths are not confirmed relative to groundwater. PARTIALLY SATISFIED — detailed level information and SuDS schedule required.
8. Details demonstrating how SuDS will be managed throughout the	PARTIAL	Section 7.12 states: property owners responsible for individual drainage; highway/shared systems offered for

lifespan of the development and who will be responsible

adoption or maintained by a management company via a communal service charge.

Section 1: Site & Application Details

All basic site details are provided within the FRA. The site address, site area (7ha), flood zone (predominantly Zone 1 with FZ2/3 to the south), existing land use (greenfield), proposed development (75 units, minimum 100-year design life), The existing drainage constraints including proximity of the drainage ditch to the south and Thames Water sewers along Park Lane and The Hawthorns are documented.

Section 2: SuDS Hierarchy Assessment

A formal hierarchy assessment is presented in Figure 7.1 of the FRA. Each disposal option is considered:

- Rainwater harvesting: assessed as feasible and incorporated.
- Infiltration to ground: correctly ruled out due to winter groundwater levels. BRE 365 tests show variable rates but the 1m clearance requirement from the 0.30 mbgl peak cannot be achieved. The risk of dissolution features in chalk underlying the site further constrains infiltration. Lined basins are proposed.
- Discharge to watercourse: identified as feasible via the ordinary watercourse approximately 50–100m south of the site. Controlled at QBAR rate. This is the proposed disposal route.
- Surface water sewer and combined sewer: correctly excluded as the watercourse route is available.

The hierarchy assessment follows the statutory sequence and justifications are sound.

Section 3: Ground Investigation & Infiltration Feasibility

The Geo-Integrity Phase I/II ground investigation report has been provided in Appendix B. Winter groundwater monitoring data from November 2025 to March 2026 confirms seasonal high groundwater at 0.30 mbgl (CT5) and 0.62 mbgl (CT2). BGS geology is discussed in Section 2.4.

SATISFIED — infiltration correctly ruled out; groundwater monitoring is robust.

Section 4: Hydrology & Runoff Calculation Inputs

The following are assessed:

- Catchment assessment: The site is assessed as a 1.7ha (post-development impermeable) area draining from 7ha total site. The report outline FRA for greenfield rates (3.83 l/s/ha QBAR from the Campbell Reith study). Off-site inflow from the northern spoil heaps and adjacent land is not explicitly discussed and requires confirmation that upstream catchment flows through the site have been considered. (Overland Flow)
- Rainfall model: FEH 2022 (FEH22) rainfall data is stated as the basis for hydraulic analysis in Section 7.8.1.
- CC allowances: 40% for 1:100yr and 35% for 1:30yr applied, consistent with EA peak rainfall allowance map for the Loddon and tributaries management catchment (Figure 7.4). COMPLIANT.
- Urban creep uplift: A 10% allowance for future increases in roof area is included in the drained area calculations.
- Pre and post-development impermeable area: Post-development impermeable area stated as 1.7ha . Pre-development is greenfield. Also Greenfield runoff rate calculations: QBAR = 3.83 l/s/ha taken from approved outline FRA. Applied to 1.7ha = 6.5 l/s. off-site catchment contribution requires clarification.

Section 5: Runoff Rates & Attenuation Storage Requirements

Runoff rates and volumes are tabulated for Qbar, 1:2, 1:30, 1:30+35%, 1:100, and 1:100+40% events in Figures 7.3 and 7.5. Post-development QBAR discharge is 6.5 l/s (equivalent to 3.82 l/s/ha) which meets the condition requirement.

The long-term storage volume approach is explained . The decision to discharge excess volume at QBAR (rather than 2 l/s/ha, the lower value) is justified by reference to C753 guidance.

Outstanding items:

- Attenuation storage volume in m³: Figure 7.11 shows volumes but does not state the total required attenuation storage in m³

STATUS: PARTIALLY SATISFIED.

Section 6: SuDS Components – Detailed Design Summary

The following SuDS components are proposed and assessed:

- Permeable paving: Proposed for parking areas and driveways. Partial infiltration design (no impermeable liner but perforated collection pipe beneath). Typical cross-section referenced, Sub-base depths, storage volume contribution, and whether Highways adoption requirements have been confirmed are not stated.
- Swales / filter drains: Proposed alongside road network. Described as shallow. Typical cross-sections referenced (Figure 7.9). Swale dimensions (base width, side slopes, longitudinal gradient) are not tabulated in the report.
- Bioretention / rain gardens: Proposed alongside road network. Perforated collection pipe to below-ground system.
- Detention basins: Two basins proposed (one west, one southeast). Southeast basin designed with permanent pool, low flow channels. Lined with impermeable membrane. Basin volumes and base levels relative to groundwater not confirmed.
- SuDS treatment train and pollution hazard indices: Section 7.10 and Figure 7.12 present a pollution mitigation assessment confirming the treatment train.
- SuDS construction details: Referenced as included in Appendix I.

PARTIALLY SATISFIED — treatment train and component types are appropriate; however, a formal SuDS component schedule with dimensions, invert levels, and storage contributions is required.

Section 7: Hydraulic Modelling & Network Verification

Causeway Flow software has been used for hydraulic analysis. Results are referenced in Appendix H. The proforma includes specific audit requirements for Causeway Flow:

- Appropriate Cv values: Not confirmed in the report text.
- FEH22 rainfall simulation: Stated as used
- Hydraulic losses at nodes: Not addressed.
- Causeway Flow file audit: The proforma requires LLFA review of Causeway FLOW files using the auditing function. The Flow files have not been submitted with this application. This is a KEY OUTSTANDING ITEM.
- 1:30yr no surface flooding evidence: Figure 7.11 shows 1:30yr post-development discharge at 6.2 l/s (within QBAR limit). No surface flooding reported for 1:30yr event. COMPLIANT in principle but requires Flow file verification.
- 1:100+CC surface flood routing: Section 7.9 and Appendix F address overland flow routing with exceedance arrows
- Exceedance plan with safe overland flow paths: Referenced in Appendix F.
- Outfall level checks vs receiving network: The discharge is to an ordinary watercourse. The invert level of the proposed outfall structure relative to the receiving watercourse bed level is not confirmed.

PARTIALLY SATISFIED — methodology is sound, but LLFA Causeway Flow file audit required.

Section 8: Adoption, Maintenance & Whole-Life Management

Section 7.12 of the FRA provides a brief maintenance strategy:

- Individual property drainage: owner responsibility.
- Highway and shared systems: offered for Highways adoption or managed by a management company funded via communal service charge.
- Full Maintenance plan deferred to detailed design stage / condition 28 discharge.

The proforma requires:

PARTIALLY SATISFIED — framework is described but the maintenance plan has not been provided at this stage.

Section 9: Drawings & Supporting Information Checklist

Required Item	Status	Comments
Drainage layout (levels, inverts, gradients)	PARTIAL	Referenced in Appendix F. Invert levels and gradients of the network should be confirmed. SuDS base levels not stated in report text.
Exceedance routing plan	PROVIDED	Finished levels plan with overland flow arrows included in Appendix F.
SuDS component schedule	MISSING	No formal schedule of SuDS components with dimensions, volumes, and invert levels provided.
Ground investigation logs	PROVIDED	Geo-Integrity report 25-07-12 included in Appendix B with borehole test results.
FEH calculations & hydraulic modelling outputs	PARTIAL	Runoff calculations in Appendix E; Causeway Flow results in Appendix H. Flow files not submitted for LLFA audit.
Utility correspondence	PROVIDED	Thames Water consultation response included in Appendix G. Foul capacity constraints noted
Phasing & temporary drainage strategy	MISSING	No construction phase drainage strategy provided.
Winter groundwater monitoring data	PROVIDED	Appendix B
SuDS construction details	PROVIDED	Included in Appendix I.
Drained area plan	PROVIDED	Included in Appendix E.

4. Key Outstanding items and items provided – As above

5. Additional LLFA Observations

Discharge to OWC

The proposed discharge to OWC to the south of the site will require an(OWC). LLFA requires to know capacity of the receiving ordinary watercourse to accept the proposed controlled discharge at QBAR without increasing flood risk downstream.

Spoil Heap Management and Watercourse Ownership and Riparian Responsibility

The topographic survey identifies two spoil heaps on the eastern and western sides of the site (873m³ and 1,001m³ respectively). The report does not address the disposal or reuse of this material. If the spoil heaps are to be removed, this may temporarily alter site drainage characteristics during construction this should be addressed in the construction phase drainage .The FRA states the ordinary watercourse lies predominantly in third-party land with a small section in highways land. The applicant should confirm ownership and riparian responsibilities for the receiving watercourse, and how the proposed outfall structure will be accessed for maintenance.

7. Recommended LLFA Position - **OBJECTION – Further Information Required**

The revised submission represents a materially improved response to the outline LLFA condition and demonstrates a drainage strategy concept. However, the outstanding items listed above must be addressed before the LLFA can be satisfied that the requirements of Planning Conditions 28 and 29 (Outline Consent 232704) have been met at reserved

matters stage. In particular, the absence of Causeway Flow model files for independent audit, the lack of a SuDS component schedule with confirmed base levels, and the absence of a construction phase drainage strategy are considered critical omissions.

Should the applicant address the outstanding items, the LLFA would anticipate being able to support approval.

Conditions & Reasons (if required)			
Date:	19/05/2026	Signed:	NT