

Job name: Hogwood Farm – Parcels 4 and 5 Secondary Access

Job No: C86557

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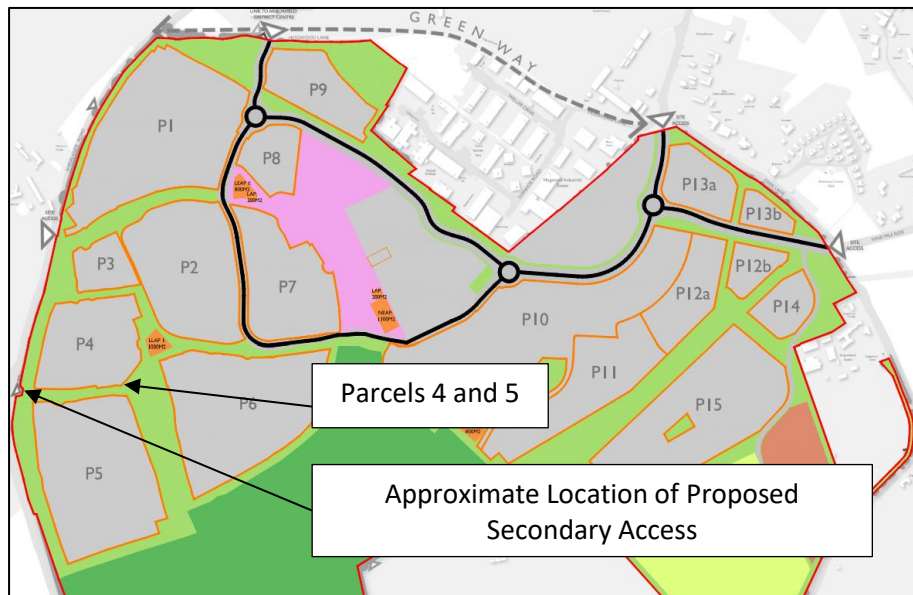
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Subject: Drainage Technical Note

1. Introduction

- 1.1 JNP Group have been commissioned by Cala Homes Thames Ltd. to prepare a Technical Note (TN) to accompany a full planning application to Wokingham Borough Council (WBC) for the provision of a secondary access to the Hogwood Farm development via Parcels 4 and 5.
- 1.2 The secondary access will form a junction with Sheerlands Road and will link to the internal road network of Parcels 4 and 5, which is subject to a separate reserved matters application for the construction of 185 dwellings. The location of Parcels 4 and 5 in the context of the wider development is shown as Figure 1.

Figure 1 – Location of Parcels 4 and 5



2. Context and Planning History

- 2.1 There is an existing access in the south-west corner of Parcels 4 and 5 which forms a simple priority junction with Sheerlands Road. The junction is currently used as a temporary access for construction vehicles to the various parcels which form the Hogwood Farm development, as shown in Figure 2. This use of the construction access was permitted for a period of five years from April

2021 under application 210084, which was approved in 2021.

Figure 2 - Existing Construction Access



- 2.2 The parameter plans from the outline approval (Consent O/2014/2179, as varied by application 181194) showed that this junction would ultimately become an access point for emergency vehicles only.
- 2.3 During pre-application discussions for Parcels 4 and 5 with WBC, it was agreed that the access should be retained to form a permanent secondary access to provide a more direct route to the A327 Reading Road for residents of Parcels 4 and 5. As the junction falls outside of the red line boundary for the wider development's outline consent, it will be submitted as part of a separate planning application.
- 2.4 The Flood Risk Assessment (ref. C85672-R001A) approved under the outline planning consent confirmed the following with respect to flood risk for the entire site:
- The site is located entirely within Flood Zone 1; at low risk from fluvial flooding.
 - Risk of groundwater flooding is low due to the high clay content of the superficial and underlying geology which is likely to impede groundwater from emerging at surface.
 - Low risk of flooding from all other assessed sources, including; tidal, sewer and reservoir.

3. Drainage Proposals

- 3.1 The secondary access will be in the same position as the existing temporary construction access and will retain the same geometry at the bell mouth.
- 3.2 Surface water runoff from the temporary construction access currently discharges to a french drain via overland flow (i.e. no gullies or other collection method). The french drain discharges to the existing ditch located between Parcels 4 and 5.
- 3.3 As part of converting the temporary access into a permanent secondary access, it is proposed that drainage will be installed to collect and convey runoff into the main surface water sewer network serving Parcels 4 and 5. This will comprise standard highway gullies, catchpits and highway drains in accordance with Wokingham Borough Council highways requirements. The site access impermeable area equates to 275m² (0.028 ha). This area has been allowed for as part of the Parcel 4 and 5 Reserved Matters drainage strategy surface water hydraulic model.
- 3.4 The drainage strategy for Parcels 4 and 5 has been designed in accordance with the principles set out in the approved Outline Drainage Assessment:
- Total discharge rates from the site are matched to the equivalent greenfield runoff rate, for all storm events up to and including the 1 in 100 year plus 40% allowance for climate change, in accordance with the NPPF and good practice guide.
 - Drainage will be routed through at least one attenuation basin (in this case, the already approved and constructed SANG Basin 1) to mitigate the pollution risk indices in-line with the CIRIA The SuDS Manual 2015.
- 3.5 Exceedance flood flows have been assessed as part of the planning application for Parcels 4 and 5 and show that this would be contained within the highway network and routed away from dwellings.
- 3.6 Reference should be made to the drawings and calculations submitted as part of the Parcel 4 and 5 planning application.

4. Maintenance

- 4.1 All proposed drainage within the site access works area will be offered for adoption, either under a Section 38 or a Section 278 agreement with Wokingham Borough Council Highways.

5. Summary

- 5.1 The proposed strategy follows the principles approved under the hybrid planning consent and is therefore considered to be acceptable in terms of flood risk.

Document Issue Record

Technical Note No	Rev	Date	Prepared	Reviewed	Approved
1005	P01	28/06/2024	K Malik	A McNevin	A McNevin

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