



Project Name : Land West of Kingfisher Grove, Three Mile Cross

Job No : 23-117

Note Title : Drainage Strategy Addendum 1

Author : CR

Checked : NM

Approved : GG

Date : November 2024

1.0 INTRODUCTION

1.1.1 Odyssey has been commissioned by Sovereign Network Group to undertake a surface water and foul drainage strategy, as part of a reserved matters application for a proposed development at Land West of Kingfisher Grove, Three Mile Cross.

1.1.2 The proposals comprise a residential development of up to 49 dwellings including the creation of new vehicular access, public open space, landscape planting, surface water attenuation and associated infrastructure.

1.1.3 Outline planning permission, subject to conditions, was granted on 31st January 2023 following an inquiry held in November 2022 (Wokingham Borough Council planning application number 201002).

1.1.4 Odyssey prepared a drainage strategy technical note (report reference 23-117-02D) to support the application for approval of reserved matters. A consultation response was received from Wokingham Borough Council, a copy of the comments is included in **Appendix A**.

2.0 RESPONSE TO WOKINGHAM BOROUGH COUNCIL COMMENTS

2.1.1 Wokingham Borough Council provided the following comment (*in bold italics*) in November 2024.



LLFA requires to see consent to discharge evidence from Thames Water.

2.1.2 A capacity check was submitted to Thames Water which confirmed that sufficient capacity is currently available. The capacity check results are presented in **Appendix B**. An application to connect to the Thames Water network at the proposed point of connection would be submitted following approval of reserved matters.

APPENDIX A

Wokingham Borough Council Comments

Date: 25 October 2024
Application: 242665



WOKINGHAM BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

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.

Case Officer: Kieran Neumann

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 242665. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. 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 or **15 working days** if the development type is classed as a major development.

Yours sincerely,

Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	242665
Address:	Land west of Kingfisher Grove, Three Mile Cross.		
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.		
Type of Development:	Major Dwellings (10+)		
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 this 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 25th October 2024.

Surface Water Drainage Strategy

The original surface water drainage strategy proposed detaining surface water runoff from the development in detention basins located at natural low points before releasing it to a ditch on the western boundary. Additionally, permeable paving areas were suggested to provide extra water storage. However, infiltration was ruled out due to the presence of London Clay bedrock, which prevents adequate absorption, as per the Planning Practice Guidance (PPG) drainage hierarchy.

Variations to the Surface Water Drainage Strategy

A key revision was needed as there is no direct route to discharge water to the west-side ditch without crossing third-party land, which made that option unviable. The revised approach, in line with the drainage hierarchy, proposes connecting the site's surface water system to an existing Thames Water sewer near the site's entrance. This sewer flows into a watercourse north of the site, and Thames Water has confirmed it has sufficient capacity for the site's surface water flow (up to 4.6 liters per second).

The design includes dry detention basins, adapted to the site's topography, with a depth range of 1.025 to 1.264 meters and graded side slopes. Permeable paving has been excluded as it's no longer necessary for storage. Updated calculations, based on the latest Flood Estimation Handbook (FEH22) data, maintain the discharge rate at 4.6 l/s.

Approved Foul Water Drainage Strategy

The foul drainage strategy will convey wastewater to an existing sewer north of the site, just before a connection to an adopted pumping station. Thames Water has verified that this network, within Kingfisher Grove, has the capacity to manage the site's foul water requirements. No changes to the approved foul drainage strategy are proposed, with a gravity connection to the sewer planned, pending a Section 106 agreement.

Odyssey, on behalf of Sovereign Network Group, has prepared this revised surface and foul drainage strategy for the Land West of Kingfisher Grove development. The updated surface water strategy will connect to a Thames Water sewer rather than directly discharging into a watercourse due to access limitations, while the foul drainage approach remains unchanged. This revised plan complies with relevant local and national policies.

LLFA requires to see consent to discharge evidence from Thames Water.

Conditions & Reasons (if required)

Date:	4/11/2024	Signed:	NT
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APPENDIX B

Thames Water Capacity Check



Chris Redshaw

ODYSSEY CONSULTING
TUSCANY HOUSE
WHITE HART LANE
BASINGSTOKE
RG21 4AF



21 March 2024

Pre-planning enquiry: Confirmation of sufficient capacity

Site: LAND WEST OF KINGFISHER GROVE, THREE MILE CROSS, READING, RG7 1RA

Dear Chris,

Thank you for providing information on your development.

Proposed site: The construction of 49 general houses

Proposed foul water: There is no foul water aspect to this application as previously approved.

Proposed surface water: The surface water to include the use of SuDS and a Hydro-break / vortex to control the discharge rate to no more than 4.6 l/s discharging via gravity to manhole 951B in all events up to an including a 1 in 100 year +40%.

We have completed the assessment of the surface water run-off based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Note

Our preferred connection will still be a direct connection directly into the ditch.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.

Surface Water

In accordance with the Building Act 2000 Clause H3.3, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.

When developing a site, policy SI 13 of the London Plan states "Development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features, in line with the following drainage hierarchy:"



The disposal hierarchy being:

1. rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
2. rainwater infiltration to ground at or close to source.
3. rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
4. rainwater discharge direct to a watercourse (unless not appropriate)
5. controlled rainwater discharge to a surface water sewer or drain.
6. controlled rainwater discharge to a combined sewer

Where connection to the public sewerage network is still required to manage surface water flows, we will accept these flows at a discharge rate in line with CIRIA's best practice guide on SuDS or that stated within the sites planning approval.

If the above surface water hierarchy has been followed and if the flows are restricted to a total of 4.6 l/s, then Thames Water would not have any objections to the proposal.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you have any further questions, please contact me on 0800 009 3921.

Regards

Steve Knight

Developer Services – Adoptions Engineer

0800 009 3921 – Help Desk

Get advice on making your sewer connection correctly at connectright.org.uk

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at developers.thameswater.co.uk