

Date: 13 March 2025
Application: 250517



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,

Outline Planning Approval Consultation

Application Number: 250517

Applicant: Mr Marc Wilson

Site Address: Land Off Basingstoke Road, To the south and west of Spencers W

Parish: Shinfield

Grid Reference: Easting - 471901, Northing - 166069

Type of Development: Major All other developments

Proposal: Outline planning permission is sought with all matters reserved for future determination, save for the means of access via Basingstoke Road, for: up to 420 dwellings (Use Class C3), an 80 bed care home (Use Class C2), 1ha of employment land (Use Class E(g), primary school (Use Class F1), local centre (Use Classes E(a), (b), (c), (f)), GP Surgery (Use Class E(e), sports pitch and changing facility, public open space, SANG provision and associated infrastructure.

Case Officer: Helen Maynard

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 250517. 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:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	250517
Address:	Land Off Basingstoke Road, To the south and west of Spencers W.		
Proposal:	Outline planning permission is sought with all matters reserved for future determination, save for the means of access via Basingstoke Road, for: up to 420 dwellings (Use Class C3), an 80 bed care home (Use Class C2), 1ha of employment land (Use Class E(g), primary school (Use Class F1), local centre (Use Classes E(a), (b), (c), (f)), GP Surgery (Use Class E(e), sports pitch and changing facility, public open space, SANG provision and associated infrastructure.		
Type of Development:	Major All other developments		
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

We have reviewed **JBA flood risk assessment report NGP-JBAU-XX-XX-RP-HM-0001 A1-C08 dated March 2025**, together with its appendices and have the following comments to make:

The 37.9ha greenfield site is within flood zone 1 with some ordinary watercourses flowing west to east, through the centre of the site.

The areas of ordinary watercourses experience surface water flooding for the medium to low-risk events.

Surface water modelling has been carried out and the development proposes development parcels outside the surface water flow paths, as represented by **Figure 5-1**.

The FRA also proposes finished floor levels 600mm above adjacent design flood levels, as represented by **Table 5-1**.

We note that surface water runoff from the development will be managed as represented in a drainage strategy report that is yet to be produced.

We would have no objection to the principle of the development as represented with the above FRA but as drainage details have not been provided, we would **recommend the condition below:**

Conditions & Reasons (if required)

No development shall take place until the LPA has reviewed the drainage strategy report for the development and approved it in writing.

The report shall address the following:

1. Calculations indicating the Greenfield runoff rate from the site.
2. BRE 365 test results demonstrating whether infiltration is achievable or not.
3. Use of SuDS following the SuDS hierarchy, preferably infiltration.
4. Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at Greenfield rates, or preferably better.
5. If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.
6. Separate drainage systems for any proposed adopted highways and residential dwellings.
7. A demonstration of how surface water runoff is going to be catered for, given that parts of the development site already suffer from surface water flooding.
8. A description of how the proposed development will deal with surface water overland flows.
9. Groundwater monitoring confirming seasonal high groundwater levels in the area.
10. A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
11. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Date:

17/03/2025

Signed:

Boniface Ngu