

Date: 6 February 2025
Application: 250277



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,

Screening opinion Consultation

Application Number: 250277

Applicant: (FRELD Reading) LLP

Site Address: Shinfield Park, Shinfield Road, Shinfield, Berkshire

Parish:

Grid Reference: Easting - 472854, Northing - 169046

Type of Development:

Proposal: Screening Opinion application for an Environmental Impact Assessment for the proposed redevelopment of Shinfield Park.

Case Officer: Benjamin Hindle

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 250277. 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:	250277
Address:	Shinfield Park, Shinfield Road, Shinfield, Berkshire.		
Proposal:	Screening Opinion application for an Environmental Impact Assessment for the proposed redevelopment of Shinfield Park.		
Type of Development:			
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 **Stantec EIA screening report 333101463 V2 dated February 2025** and have the following comments to make:

Section 2.3.5 of the above report states that SuDS will be used to manage surface water runoff from the development and proposes permeable pavement, swales and retention basins. Details will accompany the application in the form of a drainage strategy.

We also note that the planning application will be accompanied by a Flood Risk Assessment and Drainage Strategy report.

Site location plan drawing 00050 P1 dated 18/12/2024 (Appendix A of the above EIA report), indicates that the redline boundary is within flood zone 1.

Based on the above, we would have no objection to the development and would anticipate that the flood risk assessment and drainage strategy report addresses the following:

1. Calculations indicating the existing 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 existing 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.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

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.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	10/02/2025	Signed:	Boniface Ngu
--------------	------------	----------------	--------------