

**Drainage and Flood Risk Proof of Evidence
for the Residential Development at
Land North of Reading Road,
Arborfield**

Prepared for Dandara Southern Limited and Elstree Land

Executive Summary

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Executive Summary

This summary provides a concise overview from the Drainage and Flood Risk Proof of Evidence prepared in support of the proposed residential development at Land North of Reading Road, Arborfield.

The evidence confirms that the updated Flood Risk Assessment (uFRA) incorporates the latest Environment Agency (EA) flood mapping and demonstrates that all proposed built development is located wholly within Flood Zone 1. Localised areas falling within Flood Zones 2 and 3 lie entirely within open space, with no built development, land raising or access routes proposed in these zones. Consequently, the Sequential Test is not required, in accordance with Paragraph 175 of the NPPF.

The updated FRA and supporting Surface Water Hydraulic Modelling Report confirm that the development can be delivered without increasing surface water flood risk on or offsite. Surface water flood risk mitigation proposals, include but not limited to: cut-off swales, new conveyance ditches, roadside swales, and a large northern storage basin (circa 1,800 m²) ensuring that existing overland flow routes are safely managed.

The drainage strategy (DS) proposes a SuDS-led approach, restricting runoff to greenfield rates (1.67 l/s/ha) and providing attenuation for the 1 in 100-year event plus 45% climate change exceeding statutory requirements. Measures align with Wokingham Borough Council's SuDS strategy and the requirements of Policies CC10, CPI, CP3, and ABNP Policy AD4.

Concerns previously raised by the EA regarding watercourse crossings have been addressed through subsequent investigations which confirmed that the Main River at the proposed access location is already culvert and as such no new culvert or bridge is required. The proposed access therefore maintains existing hydraulic conditions without altering flows or increasing flood risk.

With respect to Arborfield Sewage Treatment Works, Thames Water confirms that existing capacity is compliant with its Dry Weather Flow (DWF) permit and will remain so. Planned AMP8 upgrades will extend capacity further, and no technical justification exists for restricting occupation by condition.

Overall, the evidence demonstrates that the development accords with Section 14 of the NPPF and all relevant local planning policies. There are no drainage or flood risk grounds to withhold planning permission.