

Date: 11 December 2024
Application: 243099



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

Outline Planning Approval Consultation

Application Number: 243099

Applicant: The Owner and/or Occupier

Site Address: Land North Of Reading Road, Arborfield

Parish: Arborfield and Newland

Grid Reference: Easting - 475510, Northing - 167508

Type of Development: Major Dwellings (10+)

Proposal: Outline application for the proposed erection of up to 111 no. dwellings with associated works, parking, landscaping, publicly accessible open space and access from Reading Road. (All matters reserved except for means of access.)

Case Officer: Mark Croucher

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 243099. 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:	243099
Address:	Land North Of Reading Road, Arborfield.		
Proposal:	Outline application for the proposed erection of up to 111 no. dwellings with associated works, parking, landscaping, publicly accessible open space and access from Reading Road. (All matters reserved except for means of access.)		
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

The site is within flood zone 1 and we would have no objection to the principle of the development.

We have reviewed **issue 2 of RCP flood risk assessment and drainage strategy report DANS-E254-274 dated 29/11/2024**, together with its appendices and have the following comments to make:

The 6.45ha greenfield site is within flood zone 1 and generally falls from east (57.51mAOD) to west (47.22mAOD), with watercourses along western and southern boundaries.

Infiltration is not achievable due to the London clay subbase of the site.

The development proposes swales, attenuation basins and bioretention areas, to cater for events up to and including the 1 in 100-year flood event with a 45% allowance for climate change, with flows controlled at the determined Q_{Bar} rate of 1.67l/s/ha (based on 4.04l/s for the anticipated 2.44ha impermeable area).

Maintenance to be carried out by a management company with details to be provided at detail design stage.

We note from the **illustrative master plan drawing 052402-DAN-MP01 dated 22/11/2024** that some of the dwellings are proposed along surface water flow routes.

While we note that a detailed surface water drainage strategy will be provided at reserved matter stage, we will caution that existing blue corridors are maintained and attenuation basins be shallow enough to allow useability of public open spaces.

Drainage simulation results using EPA SWMM dated 27/11/2024 indicates that there will be no flooding of pipes for events up to and including the 1 in 100-year flood event with a 45% allowance for climate change.

Based on the above, we would recommend the condition below:

Conditions & Reasons (if required)

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

1. 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 1.67l/s/ha, or preferably better.
2. Separate drainage systems for any proposed adopted highways and residential dwellings.
3. 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.
4. A description of how the proposed development will deal with surface water overland flows.
5. Groundwater monitoring confirming seasonal high groundwater levels in the area.
6. 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 or demonstrate how attenuation features will be lined to ensure that they continue to function optimally.
7. 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.

Date:	12/12/2024	Signed:	Boniface Ngu
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