

Date: 25 October 2024
Application: 242665



**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,

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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