

Date: 31 October 2024
Application: 242653



**WOKINGHAM
BOROUGH COUNCIL**

SDL Flood Risk Officer

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear SDL Flood Risk Officer,

Full Planning Approval Consultation

Application Number: 242653

Applicant: C/O Agent

Site Address: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 477628, Northing - 164166

Type of Development: Major Dwellings (10+)

Proposal: Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage.

Case Officer: Nick Chancellor

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 242653. 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	SDL Flood Risk Officer	App No:	242653
Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage.		
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 Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage on 31st October 2024.

JNP group provide drainage statement under reference no. M44541-JNP-92-XX-RP-D-1005 P01. According to the approved Framework Masterplan under the Outline Planning Consent O/2014/2179 (later modified by Section 73 planning permission 181194 on 14 November 2018), the proposed development site was initially designated for allotments. However, following consultations with Wokingham Borough Council (WBC), it was agreed that the allotment and sports pitch areas within this part of Hogwood Farm could be reconfigured to accommodate a small residential development.

Drainage Strategy Summary

Surface Water Management

1. **Run-off Assessment:** Surface water management aligns with the original Outline Drainage Assessment (Appendix A), using natural run-off directions and rates, and developed in consultation with Wokingham Borough Council (WBC). Although the area south of Parcel 15 was not included in the initial assessment, its drainage follows the same principles. This area contains largely impermeable clay soils, causing natural run-off to flow into local watercourses moving southward. The drainage strategy aims to match discharge rates to

greenfield levels, even during a 1-in-100-year storm event with a 40% climate change allowance, adhering to the National Planning Policy Framework (NPPF).

2. Impermeable Areas and Catchment Calculation:

- Parcel 15 was originally allotted 0.529 hectares of impermeable area for sports facilities, but this will now serve part of the land south of Parcel 15.
- Surface water from the remainder of the land south of Parcel 15 will be directed to a proposed attenuation basin.
- Catchment for design purposes is 0.996 hectares, accounting for impermeable surfaces, urban creep, and soft landscaping.

3. Drainage Network:

- Surface water will be collected from roofs and hardstanding areas through gullies and piped into the main sewer network, with swales conveying flow into existing ditches. A detailed hydraulic model confirms the drainage capacity for both networks (Appendix C).

4. Flow Rates and Basin Design:

- With an equivalent greenfield runoff (QBar) rate of 2.04 l/s, the pro-rated system flow rate is 2.03 l/s.
- The basin will control discharge at 2.0 l/s, providing 745 m³ of storage capacity to mitigate flooding risks up to the 1-in-100-year storm with climate change allowance.

Water Quality and Exceedance Management

- **Water Quality:** Following principles from the Outline Drainage Assessment, run-off passes through an attenuation basin, ensuring pollution mitigation per CIRIA SuDS Manual 2015 standards (see Table 6, Appendix A). Exceedance and overflow flows are directed primarily along highway networks and into existing ditches, preventing impact on residential areas (Appendix E). The proposed drainage strategy adheres to approved outline principles, ensuring flood risk mitigation is compliant with planning guidelines.

Foul Drainage Connection: Foul water from the development will connect to the Parcel 15 foul drainage network, which ultimately links to a pumping station at the south of Parcel 15. This approach aligns with the Sitewide Foul Drainage Strategy (Appendix B), designed to handle mains foul water for the entire site.

Capacity and Assessment: The Parcel 15 network has been designed to support the additional flows, including those from the proposed 48 units, pending further review of the pumping station's capacity in the detailed design phase. **Thames Water has already completed upgrades to support the full development, as approved under the outline consent. However, as this additional parcel**

was not part of the original consent, further confirmation from Thames Water may be required to ensure no additional upgrades are necessary.

Also the provided drawings are labeled for Parcel 16 but Parcel 15 mentioned in the report so this discrepancy needs clarification

Conditions & Reasons (if required)			
Date:	05/11/2024	Signed:	NT