

Date: 20 December 2024
Application: 243188



WOKINGHAM
BOROUGH COUNCIL

SDL Flood Risk Officer

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Flood Risk Officer,

Scoping opinion Consultation

Application Number: 243188

Applicant: University of Reading

Site Address: Hall Farm/Loddon Valley SDL

Parish: Arborfield and Newland

Grid Reference: Easting - 475268, Northing - 169270

Type of Development:

Proposal: Scoping Opinion application to determine the content of an Environmental Impact Assessment for the proposed development of the Site to deliver around 3,930 dwellings together with associated infrastructure (to include internal roads / internal and external access points. landscaping, site wide flood alleviation and surface water drainage and other required infrastructure). New link road over the M4 motorway to Lower Earley Way; new junctions and potential highway upgrades to existing routes. Phased expansion of the Thames Valley Science and Innovation Park (around 100,000m²). New neighbourhood and district centres (retail, leisure, sports, cultural, health and service facilities); and associated education facilities to include primary and secondary school provision. Provision of Suitable Alternative Natural Greenspace, landscaping to include a country park.

Case Officer: Christopher Howard

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 243188. 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:	243188
Address:	Hall Farm/Loddon Valley SDL.		
Proposal:	Scoping Opinion application to determine the content of an Environmental Impact Assessment for the proposed development of the Site to deliver around 3,930 dwellings together with associated infrastructure (to include internal roads / internal and external access points. landscaping, site wide flood alleviation and surface water drainage and other required infrastructure). New link road over the M4 motorway to Lower Earley Way; new junctions and potential highway upgrades to existing routes. Phased expansion of the Thames Valley Science and Innovation Park (around 100,000m2). New neighbourhood and district centres (retail, leisure, sports, cultural, health and service facilities); and associated education facilities to include primary and secondary school provision. Provision of Suitable Alternative Natural Greenspace, landscaping to include a country 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

LLFA received this Scoping Opinion application to determine the content of an Environmental Impact Assessment for the proposed development of the Site to deliver around 3,930 dwellings together with associated infrastructure (to include internal roads / internal and external access points. landscaping, site wide flood alleviation and surface water drainage and other required infrastructure). New link road over the M4 motorway to Lower Earley Way; new junctions and potential highway upgrades to existing routes. Phased expansion of the Thames Valley Science and Innovation Park (around 100,000m2). New neighbourhood and district centres (retail, leisure, sports, cultural, health and service facilities); and associated education facilities to include primary and secondary school provision. Provision of

Suitable Alternative Natural Greenspace, landscaping to include a country park on 20th december 2024.

1. Surface Water Drainage Strategy

Given the scale of this development, a comprehensive surface water drainage strategy is critical. The proposal includes significant residential, commercial, and infrastructure elements, which will introduce large impermeable areas that could increase surface water runoff and exacerbate flood risks.

- **SuDS (Sustainable Drainage Systems):** The use of SuDS should be a key part of the drainage strategy. Features such as permeable paving, swales, retention basins, and green roofs should be explored to manage surface water runoff. These systems must be designed to mimic natural drainage patterns and attenuate runoff to greenfield rates, ensuring no increase in flood risk for the surrounding area.
- **Flood Risk Assessments:** A detailed flood risk assessment will be needed for the entire site, considering the existing drainage network, potential offsite flooding, and the impact of climate change (e.g., increased rainfall intensity). A drainage strategy should include flood attenuation measures to handle both stormwater runoff and potential flooding from nearby watercourses or drainage systems.
- **Storage Requirements:** The phased development, with different areas being developed at different times, may require temporary drainage solutions for stormwater storage. The phased approach will need to consider temporary retention ponds or tanks, which could then be integrated into the overall drainage system once the development is completed.

2. Strategic Considerations

- **Site-wide Flood Alleviation:** The mention of site-wide flood alleviation implies a larger-scale strategy to mitigate the risk of flooding across the development. This should include detailed hydraulic modelling to ensure that any on-site flooding risks are mitigated and that the downstream watercourses or drainage infrastructure are not adversely impacted. Given the complexity of the development (including roads, commercial areas, and housing), a holistic approach will be needed to ensure no adverse impacts on flood zones, including the M4 corridor.
- **Sewer Capacity and Network:** Given the scale of the development (3,930 dwellings and associated infrastructure), a detailed analysis of the existing sewer system will be necessary to ensure that it can accommodate the additional load. This may involve upgrading or expanding the local sewer network, particularly for surface water and foul water drainage.

3. Impact of the Link Road Over the M4 and New Junctions

The introduction of new roads and access points, especially the link road over the M4 motorway, will need a detailed drainage design to handle runoff from the road surface, considering both the

direct runoff from the road and any potential for contaminants (e.g., oil, silt) in the runoff. Drainage strategies for these roads should include the use of permeable pavements, attenuation ponds, and oil separators where appropriate.

4. Integration with Existing Infrastructure

The proposed development will potentially interact with existing drainage systems, such as local road drainage and the Thames Valley Science and Innovation Park. Coordination with existing drainage infrastructure operators is essential to assess capacity and to ensure the integration of the proposed system with existing watercourses and sewers.

5. Water Quality and Pollution Control

A key consideration for drainage in large developments is water quality. Pollution prevention measures should be implemented throughout the development, especially in relation to the transport and industrial areas of the Thames Valley Science and Innovation Park. The use of oil interceptors, detention basins, and filtration systems will be necessary to treat runoff before discharge into any watercourses or sewers.

6. Sustainability and Long-term Maintenance

In addition to the technical aspects of drainage design, it's essential that the long-term maintenance of drainage systems is considered. The inclusion of SuDS should be accompanied by a clear and practical maintenance plan to ensure the systems remain effective over time. This should be integrated into the development's long-term management strategy.

7. Environmentally Sensitive Areas

The proposal includes the creation of new green spaces, including a country park and Suitable Alternative Natural Greenspace (SANG). The drainage strategy must account for the need to protect these areas from flooding or waterlogging, and any associated runoff should be treated to a high environmental standard.

8. Climate Change Adaptation

Given the scale of the development, it is essential to design the drainage systems with future climate change in mind. This includes increased rainfall intensity and potential changes in ground conditions, which could alter surface water runoff patterns. The drainage design should incorporate climate change allowances to future-proof the infrastructure.

Conclusion

In summary, the drainage strategy for this proposed development should focus on sustainable, integrated solutions that address both flood risk and water quality. The drainage network should be designed to handle surface water and foul water runoff without exacerbating flood risks in surrounding areas. Careful consideration of flood alleviation, SuDS implementation, sewer capacity, and water quality control will be essential. Coordination with existing infrastructure and attention to long-term sustainability and maintenance will also be critical for the success of the drainage system.

Conditions & Reasons (if required)			
Date:	23/12/2024	Signed:	NT