

Date: 5 March 2025
Application: 250399



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,

Approval of Reserved Matters Consultation

Application Number: 250399

Applicant: Miller Homes

Site Address:

Parish:

Grid Reference: Easting - 482960, Northing - 167819

Type of Development: Major Dwellings (10+)

Proposal: Application for the approval of reserved matters pursuant to condition 1 of outline planning permission ref. 191068 for the erection of 215 dwellings with layout, scale, appearance, and landscaping to be considered.

Case Officer: Sophie Morris

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 250399. 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	SDL Flood Risk Officer	App No:	250399
Address:	.		
Proposal:	Application for the approval of reserved matters pursuant to condition 1 of outline planning permission ref. 191068 for the erection of 215 dwellings with layout, scale, appearance, and landscaping to be considered.		
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

We have reviewed **ALP drainage statement A389-R015 dated 14/02/2025**, together with its appendices and have the following comments to make:

The report aims to provide a suitable drainage statement for parcel R10, to demonstrate compliance and as such discharge conditions 30, 32, 33 and 34.

The statement references **WSP report 70001684-FRA-SDL-001 of August 2020** (Q_{Bar} approved at 4.4l/s/ha) and **ALP note A389-TN004E dated January 2025**.

Parcel R10 is split into 2 catchments, with 2 basins and lined crates to attenuate runoff for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change, as well as 10% urban creep (surface water catchment plan drawing 505 A dated February 2025).

The statement proposes 3.1ha impermeable area for Catchment 10a and 2.1ha impermeable area for catchment 10b, with discharge from the basins controlled at 9.76l/s and 4.5l/s respectively.

We note that tree pits, rain gardens and bioretention areas are also proposed along streets, in anticipation that they will be adopted by highways, while attenuation basins and crates within public open spaces will be offered for adoption by the council as part of public open space. Is there an agreement with the council to this

effect? Please confirm, with evidence.

It is unclear how the attenuation crates near basin 10b will work and we will like clarification with cross-sections.

We note that there is an attenuation crate within one of the roads to the NW corner of Parcel 10b and we wonder whether this will be offered for adoption. Please note that WBC does not adopt roads with underground storage. Could it be that the crates have just been wrongly located, given that there is a car parking area to the south?

Drainage strategy drawing 501 A dated February 2025 indicates that discharge from R10a will be controlled at 10l/s instead of 9.76l/s while R10b will discharge at 5.2l/s instead of 4.5l/s. Why is that?

We would require clarifications on the above-mentioned issues, prior to reviewing your application.

We note from Causeway Flow calculations dated 14/02/2025 that there will be no flooding of pipes for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change, but please provided the drainage simulation file, for verification.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	07/03/2025	Signed:	Boniface Ngu
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