

Date: 18 December 2025
Application: 253071



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

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Dear WBC Drainage,

Approval of Reserved Matters Consultation

Application Number: 253071

Applicant: The Owner and/or Occupier

Site Address: Land To West Of Park Lane, Charvil, RG10 9TS

Parish: Charvil

Grid Reference: Easting - 477511, Northing - 175185

Type of Development: Major Dwellings (10+)

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent 232704 comprising details of 75 homes, together with associated internal access roads, parking, public open space, landscaping and sustainable drainage systems (SuDS). Details of appearance, landscaping, layout and scale to be considered.

Case Officer: Benjamin Hindle

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 253071. 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 requested from the case officer.

Your observations are required in respect of this application by **18 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	253071
Address:	Land To West Of Park Lane, Charvil, RG10 9TS.		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent 232704 comprising details of 75 homes, together with associated internal access roads, parking, public open space, landscaping and sustainable drainage systems (SuDS). Details of appearance, landscaping, layout and scale 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

LLFA received this Application for approval of Reserved Matters pursuant to Outline Planning Consent 232704 comprising details of 75 homes, together with associated internal access roads, parking, public open space, landscaping and sustainable drainage systems (SuDS). Details of appearance, landscaping, layout and scale to be considered on 18th decmeber 2025.

LLFA already commented on this application in 2023 and recommend conditions. Simpson provided FRA on 4th December and provided explanation. In relation to infiltration, the FRA includes site-specific ground investigation information and BRE 365 infiltration testing undertaken at multiple locations across the site. The results demonstrate variable infiltration potential, with rates ranging from approximately 10^{-6} m/s to 10^{-4} m/s. The FRA correctly concludes that infiltration is feasible in parts of the site but cannot be relied upon as the sole means of surface water disposal, particularly in areas underlain by Lambeth Group soils and where perched groundwater has been identified. This approach fully addresses the LLFA's requirement for infiltration testing and groundwater assessment.

The FRA clearly applies (SuDS) hierarchy in accordance with national and local policy. Infiltration is prioritised where ground conditions permit, supplemented by attenuation and controlled discharge where infiltration is constrained. The justification for this hybrid approach is clearly set out and reflects both the ground conditions and best practice guidance.

Runoff rates and volumes have been calculated using appropriate industry-standard methodologies. Greenfield runoff has been derived using the ReFH2 method, with QBAR confirmed as 3.83 l/s/ha, consistent with the LLFA consultation response. The FRA includes detailed calculations for the 1 in 100 year rainfall event with a 40% allowance for climate change, in line with current Environment Agency and NPPF guidance. Attenuation storage volumes are clearly presented and justified, and the selection of QBAR as the limiting discharge rate is supported by reference to CIRIA C753. From a drainage engineering perspective, the hydraulic assessment is robust and technically sound.

The FRA sets out the surface water drainage strategy at an appropriate level for this stage of the planning process. The site is divided into drainage catchments, with flows managed through a combination of infiltration, SuDS features and controlled discharge to an adjacent ordinary watercourse. The FRA identifies the need for ordinary watercourse consent and appropriately acknowledges that this will be obtained at the detailed design stage. Groundwater conditions are addressed through reference to site investigation data and groundwater monitoring results. The FRA identifies both perched groundwater and deeper groundwater levels and confirms that SuDS features will be designed with appropriate clearance to the seasonal high water table, including a minimum 1m separation where required.

In terms of exceedance and overland flow routing, the FRA confirms that finished floor levels will be set above surrounding ground and road levels, and that site levels and road gradients will be designed to direct exceedance flows away from dwellings. The FRA also recognises the need for separate drainage systems for adoptable highways and private residential areas, noting the constraints associated with adoption of permeable paving and highway drainage. The principle of separation is clearly acknowledged, with detailed adoptable layouts to be finalised at the next stage, which is consistent with LLFA practice. LLFA recommends no objection subject to conditions written below

Conditions & Reasons (if required)

Recommended Condition (Reserved Matters)

The proposed development is acceptable in principle in flood risk and surface water drainage terms. The submitted FRA demonstrates that the site lies predominantly within Flood Zone 1 and that flood risk from all sources can be appropriately managed, subject to the submission and approval of detailed drainage information at reserved matters stage when the appearance, landscaping, layout and scale of the development are known.

Notwithstanding this, no development (other than demolition or site clearance) shall take place until full details of the surface water drainage system for the site have been submitted to and approved in writing by the LPA. The details shall be based on the principles set out in the approved FRA and Drainage Strategy and shall include, but not be limited to:

- Final drainage layouts reflecting the approved appearance, landscaping, layout and scale of the development;
- Confirmation of infiltration feasibility through BRE 365 testing and groundwater monitoring, demonstrating appropriate separation between SuDS features and the seasonal high groundwater table;
- A detailed SuDS strategy following the drainage hierarchy, incorporating infiltration where feasible and attenuation and controlled discharge where infiltration is constrained;

- Full hydraulic calculations demonstrating that surface water runoff from the development will be managed for the 1 in 100 year rainfall event with a 40% allowance for climate change.
- Details of exceedance flow routing, demonstrating that surface water flows in events exceeding the design capacity will be safely managed within the site and directed away from dwellings.
- Details demonstrating separation of drainage systems for adoptable highways and private residential areas, where applicable.
- A drainage strategy plan showing the location, size and levels of all SuDS features, with the base of any infiltration or attenuation features located at least 1 metre above the seasonal high groundwater level.
- Details of long-term management and maintenance arrangements for all surface water drainage infrastructure for the lifetime of the development.

The approved drainage scheme shall be implemented in full prior to the first occupation of any dwelling and shall thereafter be retained and maintained in accordance with the approved details.

Reason:

To ensure that the final appearance, landscaping, layout and scale of the development incorporate an appropriate and sustainable surface water drainage system, to prevent an increase in flood risk on or off site, and to ensure compliance with the National Planning Policy Framework, the Wokingham Borough Council Core Strategy and Managing Development Delivery policies, and the Council's Sustainable Drainage Systems guidance.

Date:	22/12/2025	Signed:	NT
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