

Date: 30 December 2024
Application: 243226



**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,

Screening opinion Consultation

Application Number: 243226

Applicant: Cooper Estates Strategic Land Limited

Site Address: Land west of Stanbury House, Basingstoke Road, Spencers Wood, Reading, RG7 1AJ

Parish: Shinfield

Grid Reference: Easting - 471273, Northing - 166784

Type of Development:

Proposal: Screening Opinion application for an Environmental Impact Assessment for the proposed development of up to 63 dwellings with associated access and landscaping.

Case Officer: Connie Davis

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 243226. 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	WBC Drainage	App No:	243226
Address:	Land west of Stanbury House, Basingstoke Road, Spencers Wood, Reading, RG7 1AJ.		
Proposal:	Screening Opinion application for an Environmental Impact Assessment for the proposed development of up to 63 dwellings with associated access and landscaping.		
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

The redline boundary, as represented by **site plan drawing 23-01 D dated December 2024** is within flood zone 1 and we would have no objection to the principle of the development.

PPS screening opinion cover letter PW/043023 dated 23/12/2023 states that the site is over 1ha and flood risk assessment will be produced to cover management of surface and foul water from the development.

Based on the above we would anticipate seeing a Flood Risk Assessment (FRA) that demonstrates how all forms of flood risk will be managed, to ensure that the development does not increase flood risk on or off site.

The FRA should address issues such as:

1. Calculations indicating the Greenfield runoff rate from the site.
2. BRE 365 test results demonstrating whether infiltration is achievable or not.
3. Use of SuDS following the SuDS hierarchy, preferably infiltration.
4. Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at Greenfield rates, or preferably better.
5. If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot

be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.

6. Separate drainage systems for any proposed adopted highways and residential dwellings.
7. A demonstration of how surface water runoff is going to be catered for, given that parts of the development site already suffer from surface water flooding.
8. A description of how the proposed development will deal with surface water overland flows.
9. Groundwater monitoring confirming seasonal high groundwater levels in the area.
10. A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
11. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

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:	31/12/2024	Signed:	Boniface Ngu
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