

Date: 4 June 2025
Application: 251310



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Screening opinion Consultation

Application Number: 251310

Applicant: Rubix Land Ltd

Site Address: Land at Blackcroft Farm, Reading Road, Arborfield, RG7 1UJ.

Parish: Finchampstead

Grid Reference: Easting - 476136, Northing - 163950

Type of Development:

Proposal: Screening Opinion application for an Environmental Impact Assessment for the proposed residential development comprising of Retirement village comprising 200 specialist homes, including a community leisure complex and a care home; erection of 450 residential dwellings including 40% affordable homes; local centre; expansion of Blackcroft Farm Industrial Estate; primary vehicular access onto Reading Road, consisting of a new 4-arm roundabout junction; landscaped public open space, and Sustainable Urban Drainage System and wildlife enhancements.

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 251310. 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:	251310
Address:	Land at Blackcroft Farm, Reading Road, Arborfield.		
Proposal:	Screening Opinion application for an Environmental Impact Assessment for the proposed residential development comprising of Retirement village comprising 200 specialist homes, including a community leisure complex and a care home; erection of 450 residential dwellings including 40% affordable homes; local centre; expansion of Blackcroft Farm Industrial Estate; primary vehicular access onto Reading Road, consisting of a new 4-arm roundabout junction; landscaped public open space, and Sustainable Urban Drainage System and wildlife enhancements.		
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 site is within flood zone 1, with some strips experiencing low to medium risk surface water flooding.

We would anticipate seeing a flood risk assessment that addresses all forms of flooding while maintaining any overland flow routes, avoiding residential development in such areas.

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) Maintenance and enhancement of existing surface water flow routes.
- 8) 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.
- 9) A description of how the proposed development will deal with surface water overland flows.
- 10) Groundwater monitoring confirming seasonal high groundwater levels in the area.
- 11) 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.
- 12) 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:	05/06/2025	Signed:	Boniface Ngu
--------------	------------	----------------	--------------