

Project Title:	Priors / Pearces Farm
Project No/ Document Reference:	A218 – R056 FRA & Drainage Strategy Addendum
Date:	30 March 2026
Author:	Jonathan Shuttleworth

FRA and Drainage Strategy Addendum

This Addendum should be read in conjunction with the previously submitted Flood Risk Assessments

1. Background

- 1.1. Abley Letchford produced two Flood Risk Assessments on behalf of Lightwood Strategic & Nicholas King Homes PLC in support of the proposed developments at Priors and Pearces Farm, Wokingham, respectively.
- 1.2. The first Flood Risk Assessment reference A218-R020A dated 03 July 2024 was in reference to the proposed development at Priors Farm.
- 1.3. The second Risk Assessment reference A218-R022B dated 09 August 2024 was in reference to the second proposed development adjacent to the west of Priors Farm at Pearces Farm.
- 1.4. Since the issue of the Flood Risk Assessments, discussions have taken place with Wokingham Borough Council as to the design, visual impact and amenity of the proposed attenuation basins located within the sites themselves.
- 1.5. Further discussions were undertaken in relation to the access arrangements to Pearces Farm, which resulted in the reshaping of the basin situated to the west of the proposed development.
- 1.6. This Technical note and associated drawings has been prepared to set out the updates that have taken place since the original issue of the Flood Risk Assessment, including the updated catchment plans, and details of the proposed attenuation basins.
- 1.7. Other than the amendments described herein, the assumptions, methodologies, hydrological inputs, climate change allowances, discharge rates, and design standards set out in FRA references A218-R020A and A218-R022B remain unchanged and continue to apply.





2. Design Standards and Policy Context

2.1. This report and previously submitted FRAs have been prepared in accordance with the following design standards Design Standards and policy requirements:

- National Planning Policy Framework (NPPF) & PPG
- CIRIA C753 (The SuDS Manual)
- Wokingham Borough Council Local SuDS Guidance
- Greenfield runoff rate for all storms up to and including the 1 in 100 year event plus a 40% allowance for Climate Change
- No increase in flood risk on – or off-site

3. Basin Updates

- 3.1. The revised basin geometry has been designed to maintain (and where applicable exceed) the previously approved attenuation storage volumes and does not result in any increase in discharge rates or flood risk.
- 3.2. The revised basin forms seek to improve visual integration with the surrounding landscape, provide shallower marginal slopes, and enhance usability and maintenance access, while retaining their primary attenuation and water quality functions.
- 3.3. Adoption and maintenance responsibilities for the proposed drainage features remain as set out in the original FRA submissions.



Appendices

A218-025 P6 Site-Wide Drainage Catchment Strategy

A218-026 P3 Pearce Farm Drainage Catchment Strategy

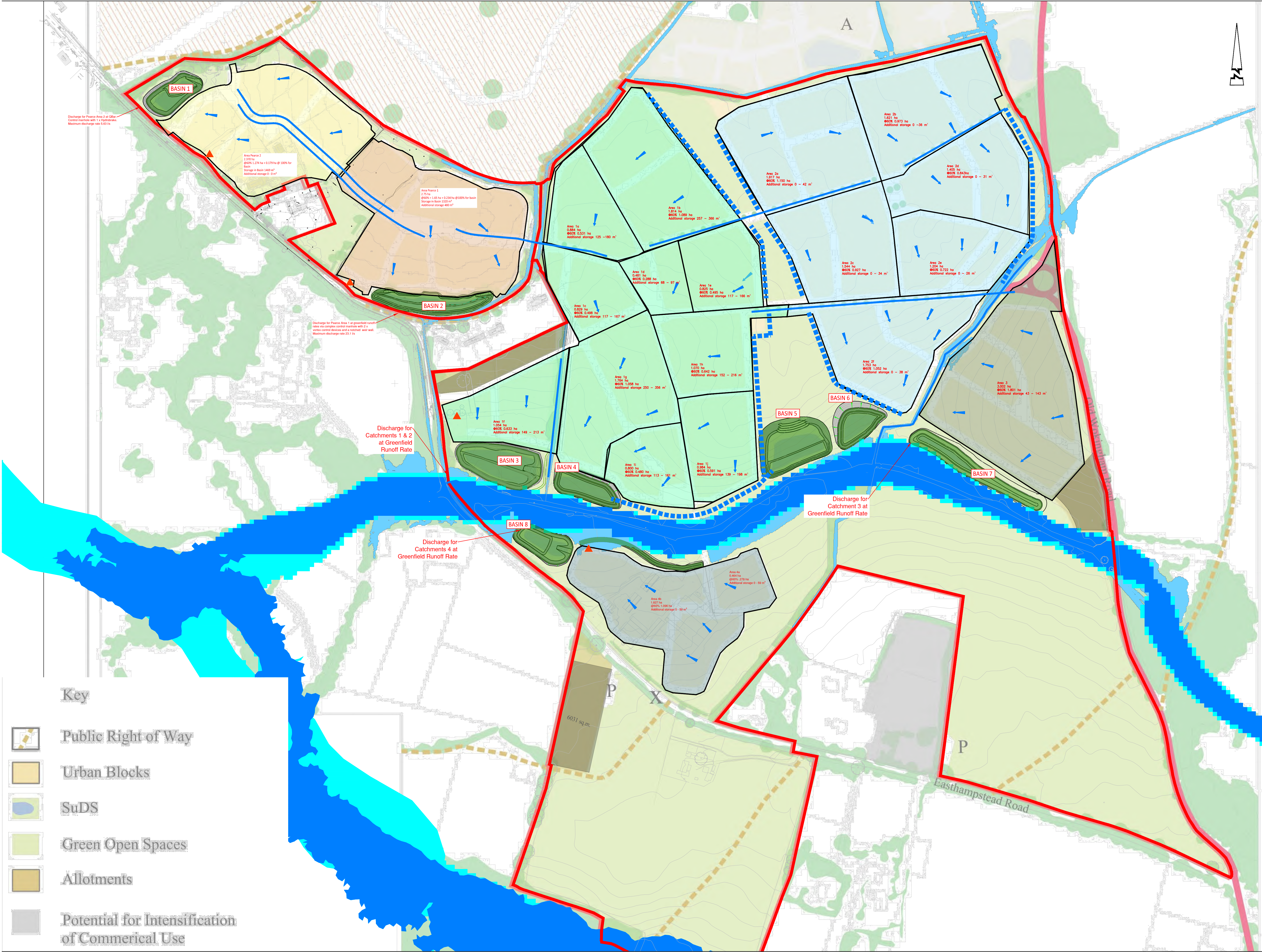
A218 – 047 P2 Basin Cross Sections Sheet 1

A218 – 048 P2 Basin Cross Sections Sheet 2

A218 – 049 P2 Basin Cross Sections Sheet 1

A218 - 052 P2 - Pearce Farm Basin Cross Sections Sheet 1

A218 - 053 P3 - Pearce Farm Basin Cross Sections Sheet 2



Key

Public Right of Way

Urban Blocks

SuDS

Green Open Spaces

Allotments

Potential for Intensification of Commerical Use

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NOTES:
1. Do not scale.
2. Refer to all other Project Drawings and supporting notes.
3. All levels are in meters above Ordinance Datum.
4. Surface Water Strategy is indicative and based on masterplanning information at the time of production.
5. All Surface Water Calculations were Undertaken Using Causeway Flow Drainage Software and are subject to detailed design.
6. All Outfalls have been visually determined during site walkover and are assumed viable to be utilized as surface water outfalls.

Return Period	Flow (l/s/ha)
0.5yr	3.87
1 in 2	5.29
1 in 50	8.91
1 in 100	12.36

Longterm Storage	rate	Volume
2100m ³ /ha	2100m ³ /ha	42.4m ³ /ha

	Estimated storage required	Estimated storage required
	using SWS	using SWS
Zone 1	1000m ³	1000m ³
Zone 2	1000m ³	1000m ³
Zone 3	1000m ³	1000m ³
Zone 4	1000m ³	1000m ³
Zone 5	1000m ³	1000m ³
Zone 6	1000m ³	1000m ³

Key:
Application Boundary
Flood Zone 2
Flood Zone 3
Proposed Drainage
Attenuation Basin
Flow Arrow
Basin 1 Catchment
Basin 2 Catchment
Basin 3 & 4 Catchment
Basin 5 & 6 Catchment
Basin 7 Catchment
Basin 8 Catchment
Potential Foul Pump Station Location
2m wide Swale/Filter Drain
3m - 5m wide Swale/Filter Drain

P6	03/26	Basins 1 & 2 updated	DZ	JS
P5	07/24	Layout updated to latest version	LC	JS
P4	07/24	Discharge Points added	LC	JS
P3	03/24	Basins 1 & 2 updated	LC	JS
P2	01/24	Swales/filter drain added showing basin connections.	LC	JS
P1	12/23	First Issue	LC	JS

Rev	Date	Description	Drawn	Checked

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Client
LIGHTWOOD STRATEGIC

Project
PRIORS FARM,
SOUTH WOKINGHAM SDL

Title
SITE WIDE DRAINAGE
CATCHMENT STRATEGY

Status
FOR INFORMATION

Scale	Date	Drawn	Checked
1:2000 @ A1	DEC 2023	LC	JS

Drawing No	Revision
A218-025	P6

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- NOTES:
1. Do not scale.
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 5. All Surface Water Calculations were Undertaken Using Causeway Flow Drainage Software and are subject to detailed design.
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Return Period	Flow (l/s/ha)
1 in 2	3.37
1 in 10	5.29
1 in 30	8.91
1 in 100	12.36

Longterm Storage	
rate	2 l/s/ha
Volume	42.4 m ³ /ha

- Key:
- Application Boundary
 - Proposed Drainage
 - Attenuation Basin
 - Flow Arrow
 - Basin 1 Catchment
 - Basin 2 Catchment
 - Potential Foul Pump Station Location
 - 2m wide Swale/Filter Drain
 - Areas of Additional SuDS Measures

P5	03/26	UPDATED TO SUIT LATEST LAYOUT	DZ	JS
P4	11/24	UPDATED FOLLOWING WBC COMMENTS	LC	JS
P3	07/24	EASTERN BOUNDARY SWALE REMOVED	LC	JS
P2	07/24	DISCHARGE POINTS ADDED	LC	JS
P1	12/23	FIRST ISSUE	LC	JS

Rev	Date	Description	Drawn	Checked
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Client
NICHOLAS KING HOMES

Project
**PRIORS FARM,
SOUTH WOKINGHAM SDL**

Title
**PEARCE FARM DRAINAGE
CATCHMENT STRATEGY**

Status
FOR INFORMATION

Scale	Date	Drawn	Checked
1:1000 @ A1	DEC 2023	LC	JS

Drawing No	Revision
A218-026	P5

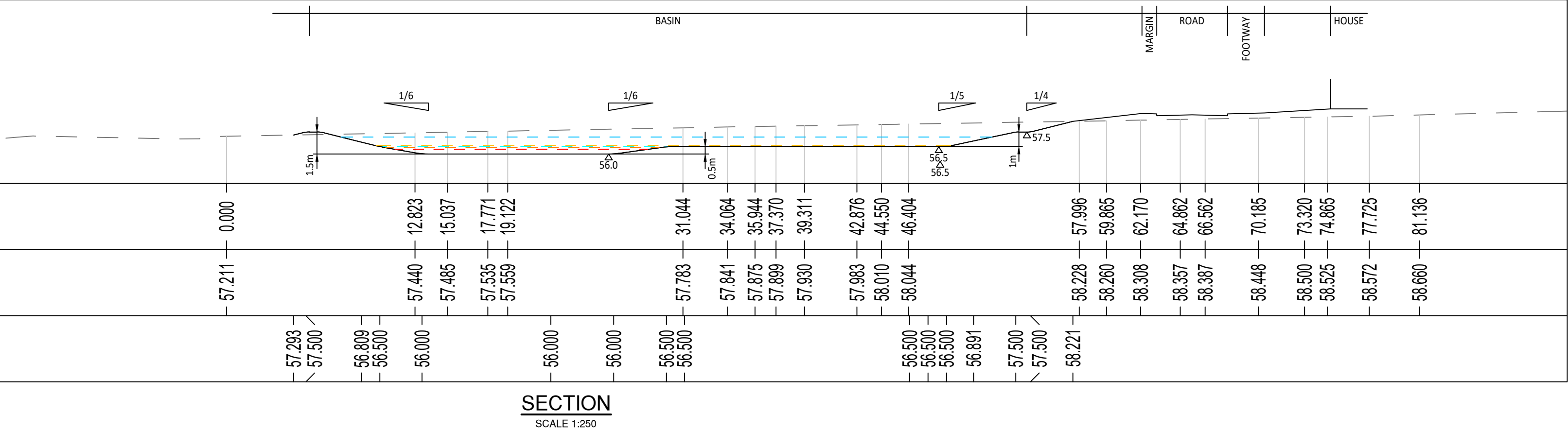
A-A

Datum: 54.000M AOD

EXISTING CHAINAGE (m)

EXISTING LEVELS (m)

EARTHWORK LEVELS (m)



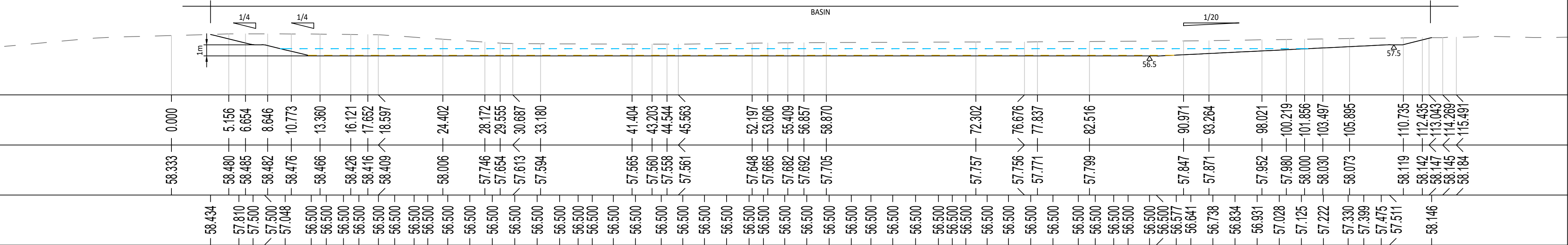
B-B

Datum: 53.000M AOD

EXISTING CHAINAGE (m)

EXISTING LEVELS (m)

EARTHWORK LEVELS (m)



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KEY:
--- EXISTING GROUND PROFILE
--- PROPOSED CENTERLINE PROFILE
--- PROPOSED CONTOURS (MAJOR AT 500mm INTERVALS, MINOR AT 100mm INTERVALS)
55.75
--- INDICATIVE DIRECTION OF FALL & GRADIENT
--- 1 IN 100 YEAR + 40 % CC LEVEL
--- 1 IN 30 YEAR LEVEL
--- 1 IN 10 YEAR LEVEL
--- 1 IN 1 YEAR LEVEL
--- LTS LEVEL

0 2 4 6 8 10m
Scale 1:250

P2	12.25	Basin design amended following comments. Section updated to suit basin design.	LC	JS
P1	09.25	First Issue	LC	JS
Rev	Date	Description	Drawn	Checked



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Client
LIGHTWOOD STRATEGIC

Project
PRIORS FARM,
SOUTH WOKINGHAM SDL

Title
BASIN CROSS SECTIONS
SHEET 1

Status

Scale
AS SHN @ A1

Date
SEPT 2025

Drawn
LC

Checked
JS

Drawing No.
A218-047

Revision
P2

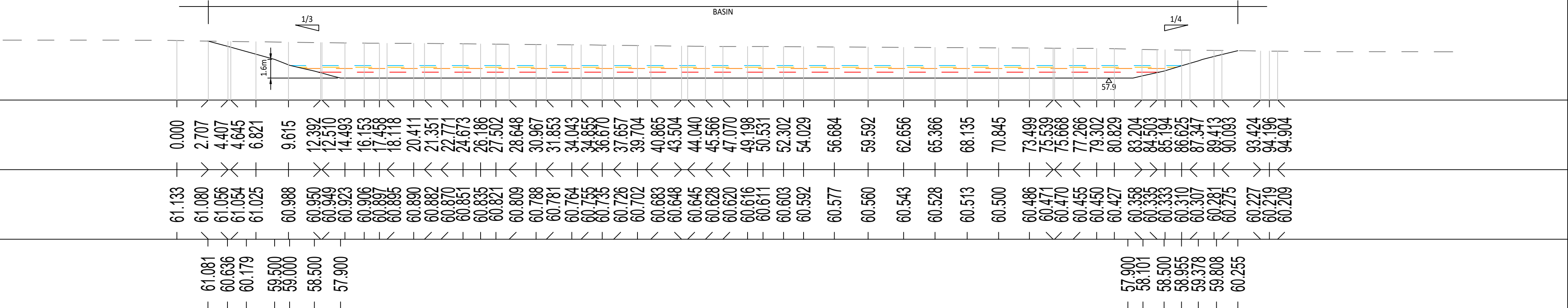
C-C

Datum: 56.000M AOD

EXISTING CHAINAGE (m)

EXISTING LEVELS (m)

EARTHWORK LEVELS (m)



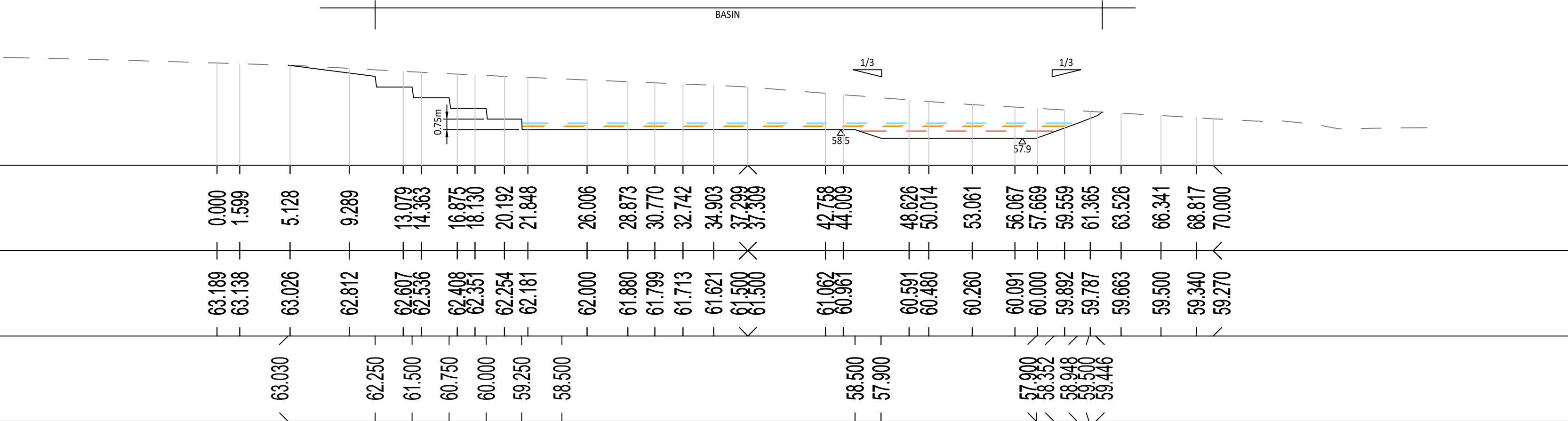
D-D

Datum: 56.000M AOD

EXISTING CHAINAGE (m)

EXISTING LEVELS (m)

EARTHWORK LEVELS (m)



SECTION
SCALE 1:250

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--- 1 IN 100 YEAR + 40 % CC LEVEL
--- 1 IN 30 YEAR LEVEL
--- 1 IN 10 YEAR LEVEL
--- 1 IN 1 YEAR LEVEL
--- LTS LEVEL

0 2 4 6 8 10m
Scale 1:250

P2	12.25	Basin design amended following comments.	LC	JS
P1	09.25	First Issue	LC	JS
Rev	Date	Description	Drawn	Checked

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Client
LIGHTWOOD STRATEGIC

Project
**PRIORS FARM,
SOUTH WOKINGHAM SDL**

Title
**Basin Cross Sections
Sheet 2**

Status

Scale
AS SHN @ A1

Date
OCT 2025

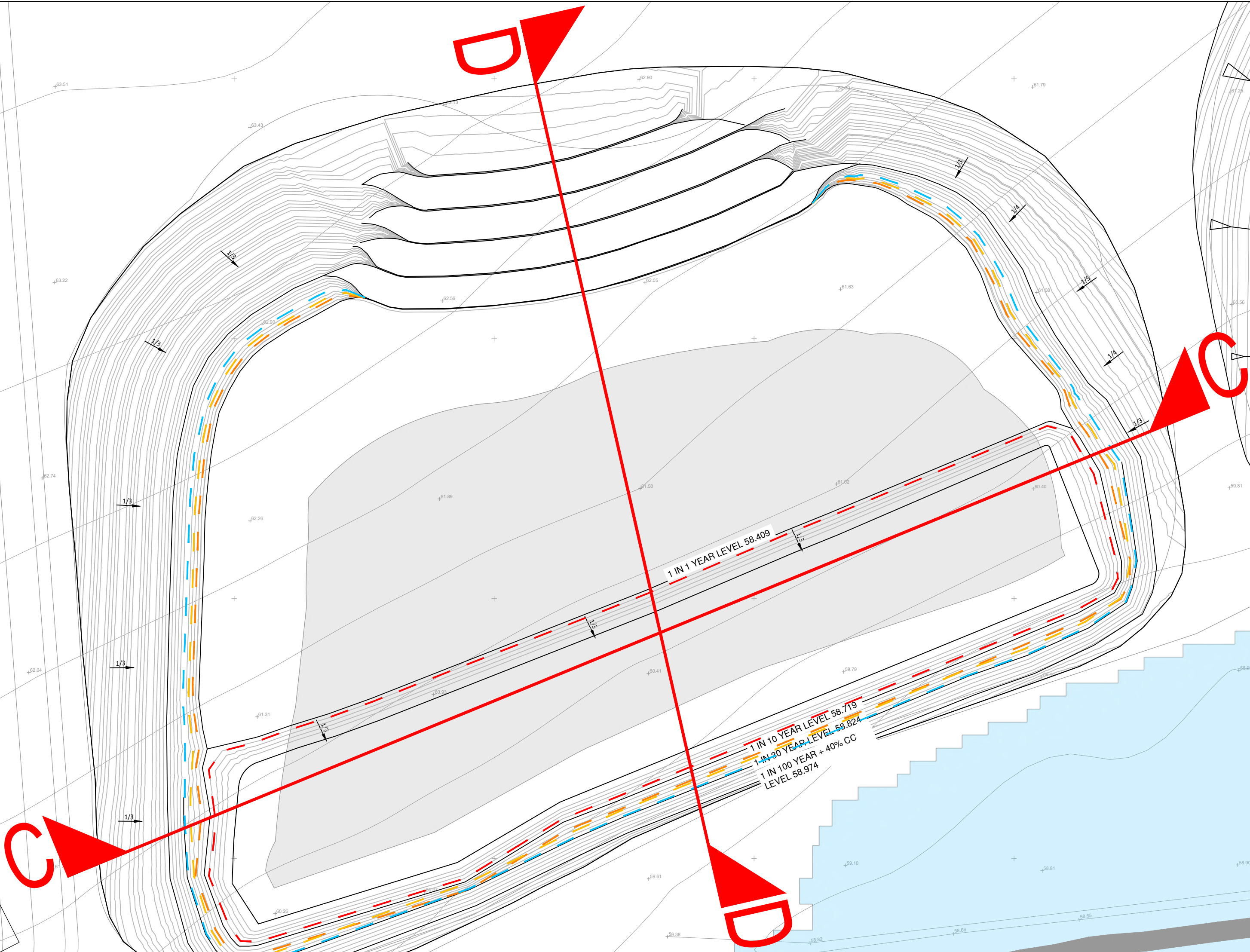
Drawn
LC

Checked
JS

Drawing No
A218-048

Revision
P2

PLAN
SCALE 1:250



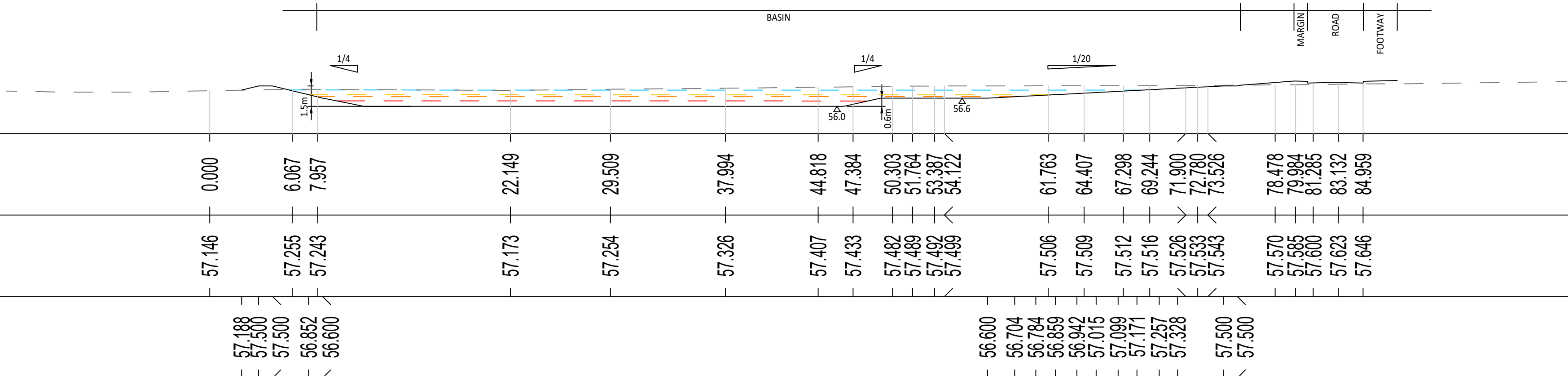
E-E

Datum: 54.000M AOD

EXISTING CHAINAGE (m)

EXISTING LEVELS (m)

EARTHWORK LEVELS (m)



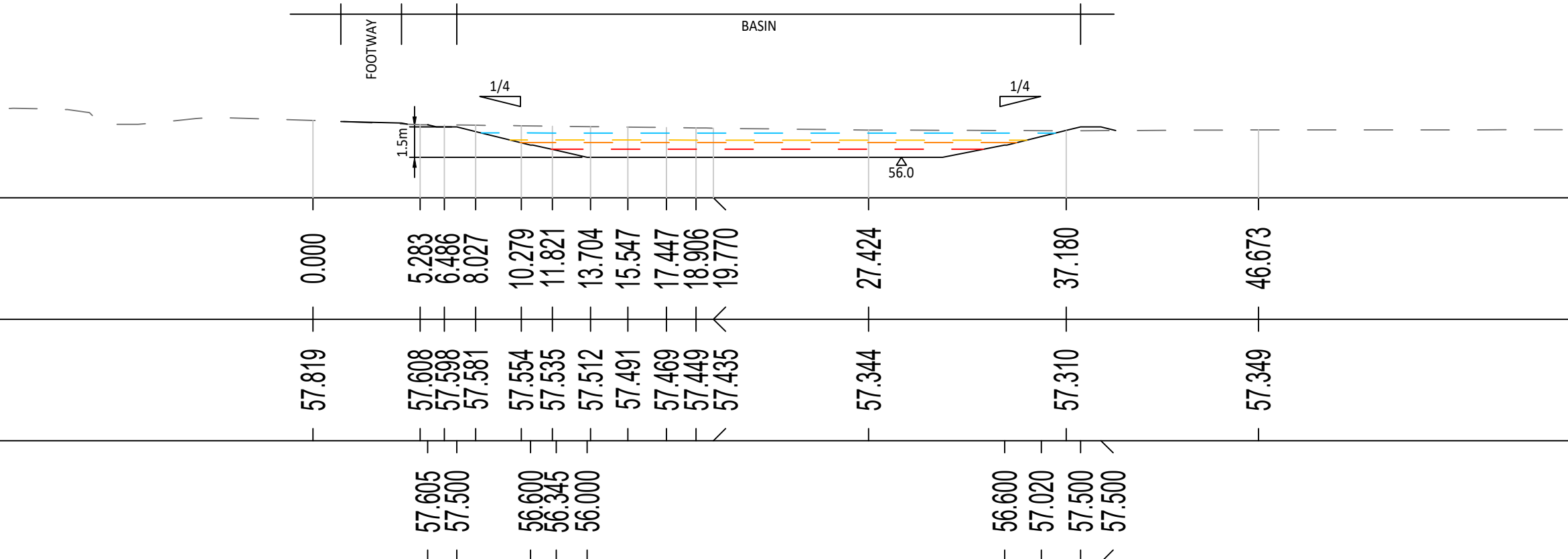
F-F

Datum: 54.000M AOD

EXISTING CHAINAGE (m)

EXISTING LEVELS (m)

EARTHWORK LEVELS (m)



SECTION
SCALE 1:250

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 - 1 IN 30 YEAR LEVEL
 - 1 IN 10 YEAR LEVEL
 - 1 IN 1 YEAR LEVEL
 - LTS LEVEL

0 2 4 6 8 10m
Scale 1:250

P2	12.25	Basin design amended following comments.	LC	JS
P1	09.25	Section updated to suit basin design.	LC	JS
P1	09.25	First Issue	LC	JS
Rev	Date	Description	Drawn	Checked



Client
LIGHTWOOD STRATEGIC

Project
PRIORS FARM,
SOUTH WOKINGHAM SDL

Title
BASIN CROSS SECTIONS
SHEET 3

Status

Scale
AS SHN @ A1

Date
OCT 2025

Drawn
LC

Checked
JS

Drawing No
A218-049

Revision
P1



PLAN
SCALE 1:250

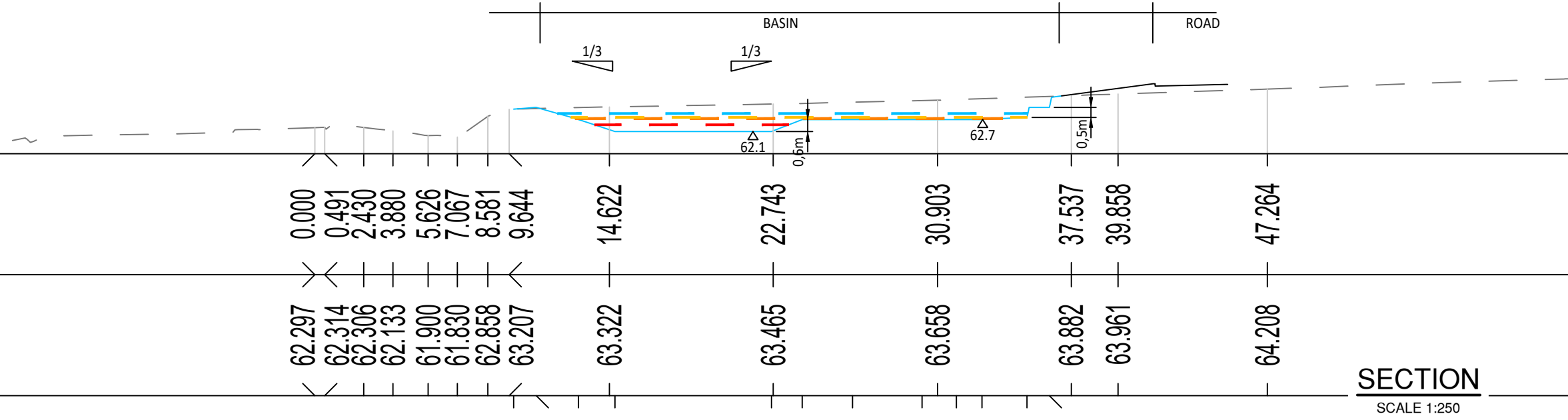
G-G

Datum: 61.000M AOD

EXISTING CHAINAGE (m)

EXISTING LEVELS (m)

EARTHWORK LEVELS (m)



SECTION
SCALE 1:250

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 - 1 IN 30 YEAR LEVEL
 - 1 IN 10 YEAR LEVEL
 - 1 IN 1 YEAR LEVEL
 - LTS LEVEL

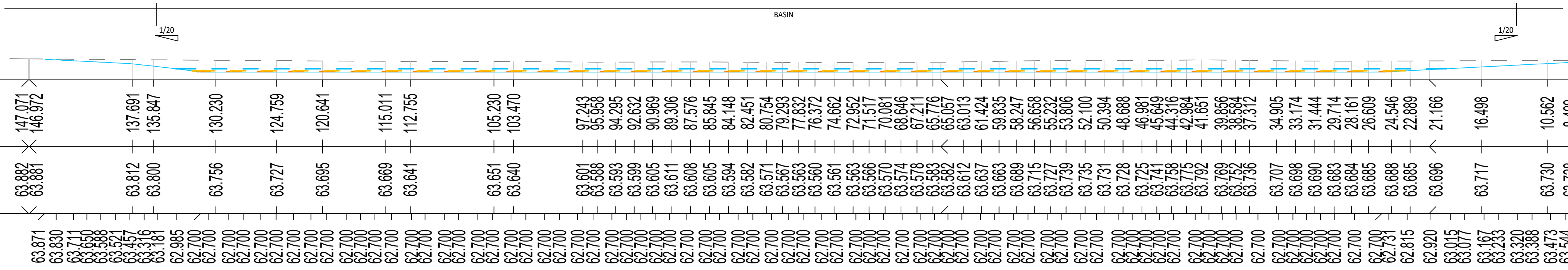
H-H

Datum: 62.000M AOD

EXISTING CHAINAGE (m)

EXISTING LEVELS (m)

EARTHWORK LEVELS (m)



0 2 4 6 8 10m
Scale 1:250

P2	12.25	Stepping reduced. 1 in 20 slopes added	JS	SL
P1	11.25	First Issue	LC	JS
Rev	Date	Description	Drawn	Checked



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Client
NICHOLAS KING HOMES

Project
**PEARCE FARM,
SOUTH WOKINGHAM SDL**

Title
**BASIN CROSS SECTIONS
SHEET 1**

Status

Scale
AS SHN @ A1

Date
NOV 2025

Drawn
LC

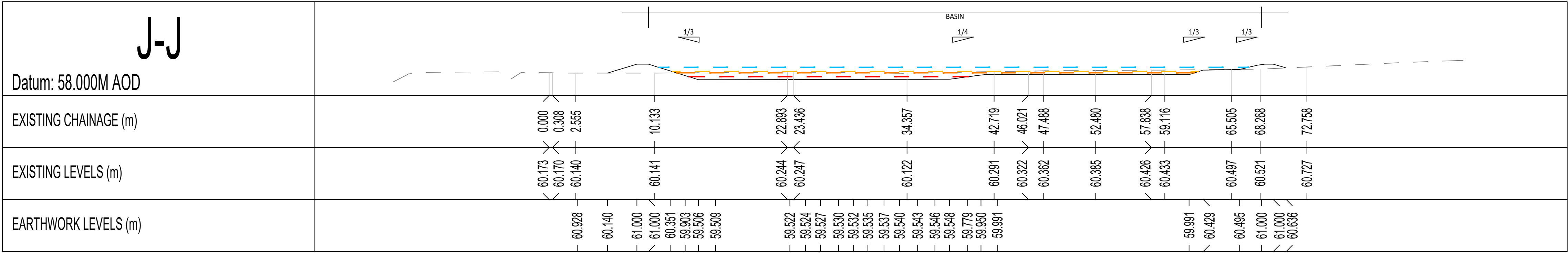
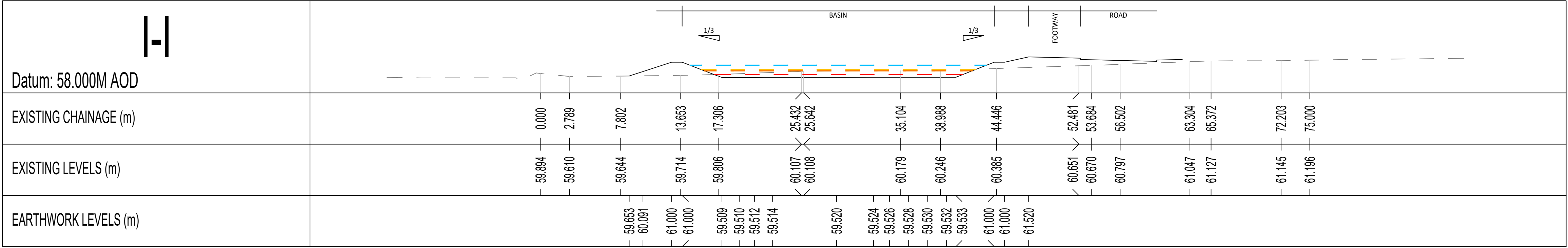
Checked
JS

Drawing No.
A218-052

Revision
P2



PLAN
SCALE 1:250



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KEY:

EXISTING GROUND PROFILE

PROPOSED CENTERLINE PROFILE

PROPOSED CONTOURS (MAJOR AT 500mm INTERVALS, MINOR AT 100mm INTERVALS)

INDICATIVE DIRECTION OF FALL & GRADIENT

1 IN 100 YEAR + 40 % CC LEVEL

1 IN 30 YEAR LEVEL

1 IN 10 YEAR LEVEL

1 IN 1 YEAR LEVEL

0246810m

Scale 1:250

PLAN

SCALE 1:250

K

J

K

J

K-K

Datum: 59.000M AOD

EXISTING CHAINAGE (m)

EXISTING LEVELS (m)

EARTHWORK LEVELS (m)

BASIN

FOOTWAY

ROAD

0.000

1.521

2.923

3.388

4.978

8.300

10.529

17.115

21.951

25.606

32.792

34.806

36.635

43.294

47.774

59.764

60.993

59.562

59.574

59.584

59.601

60.130

60.002

59.980

60.034

60.087

60.137

60.291

60.320

60.364

60.465

60.526

60.827

60.872

60.020

60.516

60.948

61.000

60.477

59.991

59.991

59.598

59.569

59.570

60.918

61.000

61.574

03.26

P3

Basin design updated to suit new road layout.

LC

JS

12.25

P2

Sections updated to suit basin design

JS

SL

11.25

P1

First Issue

LC

JS

Rev

Date

Description

Drawn

Checked

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Client

NICHOLAS KING HOMES

Project

PEARCE FARM,
SOUTH WOKINGHAM SDL

Title

BASIN CROSS SECTIONS
SHEET 2

Status

Scale

AS SHN @ A1

Date

NOV 2025

Drawn

LC

Checked

JS

Drawing No

A218-053

Revision

P3



Transport Planning | Flood & Water Management | Civil Engineering

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