

Date: 13 March 2025
Application: 250577



**WOKINGHAM
BOROUGH COUNCIL**

SDL Flood Risk Officer

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear SDL Flood Risk Officer,

Screening opinion Consultation

Application Number: 250577

Applicant: Bloor Homes

Site Address: Land East and West of Hyde End Road, Shinfield

Parish: Shinfield

Grid Reference: Easting - 473221, Northing - 167241

Type of Development:

Proposal: Screening Opinion application for an Environmental Impact Assessment for a proposed residential development consisting of up to 210 dwellings.

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 250577. 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:	250577
Address:	Land East and West of Hyde End Road, Shinfield.		
Proposal:	Screening Opinion application for an Environmental Impact Assessment for a proposed residential development consisting of up to 210 dwellings.		
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

We have reviewed **Stantec Environmental Impact Assessment report 333101349/A5/SR dated March 2025** together with its appendices and have the following comments to make:

The 10.06ha site, as represented by the redline boundary in **Appendix A**, is within flood zone 1 but with areas of increased surface water flood risks to the north of the site.

The eastern boundary is also just outside the floodplain.

Section 2.4.4 of the EIA states that all built developments will be located outside of the fluvial floodplain and the management of surface water runoff will be set out in a Flood Risk Assessment (FRA) and Drainage Strategy.

The FRA and DS to accompany the application should address the following:

- 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) No development within the climate change flood outline, agreed with the EA.
- 7) Separate drainage systems for any proposed adopted highways and residential dwellings.
- 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:	13/03/2025	Signed:	Boniface Ngu
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