

Appendix G: Correspondence with Wokingham Borough Council



Jacob Cronin

From: Boniface Ngu <boniface.ngu@wokingham.gov.uk>
Sent: 07 February 2018 13:52
To: Peter O'Flaherty
Cc: Martin Hitchcock; Daniel Smith; Jacob Cronin; Stuart Wilson; James Rossi; Alex Thwaites; Connor Corrigan; Andrew Dicker; Ruth.hopkins@landghomes.com; Ben Baillie; Michelle Thomson; CoxD@rpsgroup. com (CoxD@rpsgroup.com); am@hda-enviro.co.uk
Subject: RE: Land at Hogwood, Sheerlands Road, Wokingham, RG40 4QY ~[UNCLASSIFIED]~
Follow Up Flag: Follow up
Flag Status: Flagged

Hi Peter,

From a flood risk point of view the principles as demonstrated on the **JNP site access and ditch upgrade plan drawing C85672-SK-040 dated 05/02/2018** are acceptable, pending further details.

Kind Regards,

Boni Ngu PIEMA, MCIWEM
Principal Flood Risk & Drainage Engineer | Wokingham BC | Development Management | Shute End | Wokingham | Berkshire | RG40 1WR |
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Our **climate change allowances** for planning were updated on 19 February 2016. The guidance is accessible here:
[Flood risk assessment: Climate change allowances](#)

From: Peter O'Flaherty [mailto:Peter.OFlaherty@jnpgroup.co.uk]
Sent: 05 February 2018 12:32
To: Boniface Ngu <boniface.ngu@wokingham.gov.uk>
Cc: Martin Hitchcock <Martin.Hitchcock@jnpgroup.co.uk>; Daniel Smith <Daniel.Smith@jnpgroup.co.uk>; Jacob Cronin <Jacob.Cronin@jnpgroup.co.uk>; Stuart Wilson <Stuart.Wilson@jnpgroup.co.uk>; James Rossi <James.Rossi@jnpgroup.co.uk>; Alex Thwaites <Alex.Thwaites@wokingham.gov.uk>; Connor Corrigan <Connor.Corrigan@wokingham.gov.uk>; Andrew Dicker <Andrew.Dicker@landghomes.com>; Ruth.hopkins@landghomes.com; Ben Baillie <ben.baillie@cooperbaillie.co.uk>; Michelle Thomson <MichelleThomson@boyerplanning.co.uk>; CoxD@rpsgroup. com (CoxD@rpsgroup.com) <CoxD@rpsgroup.com>; am@hda-enviro.co.uk
Subject: RE: Land at Hogwood, Sheerlands Road, Wokingham, RG40 4QY ~[UNCLASSIFIED]~

Hi Boni,

Thank you for the comments. We will investigate the effects at detailed design stage.

For reference, I attach a GA of the upstream Robinson Crusoe Ditch catchments showing our proposals around the access. In addition to the culvert extension, we are also proposing to divert a smaller ditch that currently crosses the access location (referred to as Park Lane Ditch) through the site and into Robinson Crusoe Ditch on-site. We have retained this as open channel almost entirely (apart from a small culvert where the secondary road crosses).

If you could kindly confirm that the principles of the attached are agreeable at this stage that would be greatly appreciated. Thanks very much,

Kind regards,

Peter O'Flaherty

BSc (Hons) MSc IEng MICE MCIWEM

Senior Civil Engineer

[jnpgroup](#)

Tel: 01494 771221

From: Boniface Ngu [<mailto:boniface.ngu@wokingham.gov.uk>]

Sent: 05 February 2018 10:26

To: Peter O'Flaherty <Peter.OFlaherty@jnpgroup.co.uk>

Cc: Martin Hitchcock <Martin.Hitchcock@jnpgroup.co.uk>; Daniel Smith <Daniel.Smith@jnpgroup.co.uk>; Jacob Cronin <Jacob.Cronin@jnpgroup.co.uk>; Stuart Wilson <Stuart.Wilson@jnpgroup.co.uk>; James Rossi <James.Rossi@jnpgroup.co.uk>; Alex Thwaites <Alex.Thwaites@wokingham.gov.uk>; Connor Corrigan <Connor.Corrigan@wokingham.gov.uk>; Andrew Dicker <Andrew.Dicker@landghomes.com>; Ruth.hopkins@landghomes.com; Ben Baillie <ben.baillie@cooperbaillie.co.uk>; Michelle Thomson <MichelleThomson@boyerplanning.co.uk>; CoxD@rpsgroup.com (CoxD@rpsgroup.com) <CoxD@rpsgroup.com>; am@hda-enviro.co.uk

Subject: RE: Land at Hogwood, Sheerlands Road, Wokingham, RG40 4QY ~[UNCLASSIFIED]~ [Filed 05 Feb 2018 10:31]

Hi Peter,

Thank you for the email summary below which is a reflection of our discussion this this morning.

It is good to know that the pond will be replaced by an above ground feature.

Just to add that when you come to detailed design you would investigate the effect of the 40% climate event on the 150mm diameter culvert upstream of the Robinson Crusoe ditch.

Kind Regards,

Boni Ngu PIEMA, MCIWEM

Principal Flood Risk & Drainage Engineer | Wokingham BC | Development Management | Shute End | Wokingham | Berkshire | RG40 1WR |

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Our **climate change allowances** for planning were updated on 19 February 2016. The guidance is accessible here: [Flood risk assessment: Climate change allowances](#)

From: Peter O'Flaherty [<mailto:Peter.OFlaherty@jnpgroup.co.uk>]

Sent: 05 February 2018 10:07

To: Boniface Ngu <boniface.ngu@wokingham.gov.uk>

Cc: Martin Hitchcock <Martin.Hitchcock@jnpgroup.co.uk>; Daniel Smith <Daniel.Smith@jnpgroup.co.uk>; Jacob Cronin <Jacob.Cronin@jnpgroup.co.uk>; Stuart Wilson <Stuart.Wilson@jnpgroup.co.uk>; James Rossi <James.Rossi@jnpgroup.co.uk>; Alex Thwaites <Alex.Thwaites@wokingham.gov.uk>; Connor Corrigan <Connor.Corrigan@wokingham.gov.uk>; Andrew Dicker <Andrew.Dicker@landghomes.com>; Ruth.hopkins@landghomes.com; Ben Baillie <ben.baillie@cooperbaillie.co.uk>; Michelle Thomson <MichelleThomson@boyerplanning.co.uk>; CoxD@rpsgroup.com (<CoxD@rpsgroup.com>) <CoxD@rpsgroup.com>; am@hda-enviro.co.uk

Subject: RE: Land at Hogwood, Sheerlands Road, Wokingham, RG40 4QY ~[UNCLASSIFIED]~

Hi Boni,

Thank you for the call. Just for the benefit of the wider team, I have summarised our conversation below:

- ☐ You noted that you were pleased to see the betterment proposed to the existing situation.
- ☐ Your main concern was the extension of the Robinson Crusoe Culvert but noted that it is needed for the access and as such is agreeable in principle.
- ☐ You requested that the culvert needs to be large enough for the 1 in 100 year storm plus climate change (40%). I confirmed that the culverts existing diameter is only 150mm and the small amount of cover over this is likely to make upsizing this culvert impossible given existing road level constraints. I noted that there isn't a requirement to improve an existing offsite issue as long as it isn't changed by the development, which you confirmed. However, as you noted, any improvement would be positive and if it is possible we would look to carry this out. If not possible, we will provide justification including quantification of required levels raising and space required to do this.
- ☐ I confirmed that we would let you know what is happening with the pond shown to be removed on our plan. I have spoken with my colleague Daniel, who has confirmed this will be replaced with above ground attenuation.

I hope this represents a good accurate record of our conversation? Could you kindly confirm and if necessary, add any additional comments if not picked up. Thanks very much,

For reference, I will be preparing a general arrangement for the Robinson Crusoe Ditch and upstream catchment around the site access which I will issue to you later today hopefully, this may help you to understand the proposals in this area.

Kind regards,

Peter O'Flaherty

BSc (Hons) MSc IEng MICE MCIWEM

Senior Civil Engineer

[jnpgroup](http://jnpgroup.com)

Tel: 01494 771221

From: Peter O'Flaherty

Sent: 05 February 2018 08:49

To: 'Boniface Ngu' <boniface.ngu@wokingham.gov.uk>

Cc: Martin Hitchcock <Martin.Hitchcock@jnpgroup.co.uk>; Daniel Smith <Daniel.Smith@jnpgroup.co.uk>; Jacob Cronin <Jacob.Cronin@jnpgroup.co.uk>; Stuart Wilson <Stuart.Wilson@jnpgroup.co.uk>; James Rossi <James.Rossi@jnpgroup.co.uk>; Alex Thwaites <Alex.Thwaites@wokingham.gov.uk>; Connor Corrigan <Connor.Corrigan@wokingham.gov.uk>; Andrew Dicker <Andrew.Dicker@landghomes.com>; Ruth.hopkins@landghomes.com; Ben Baillie <ben.baillie@cooperbaillie.co.uk>; Michelle Thomson <MichelleThomson@boyerplanning.co.uk>; CoxD@rpsgroup.com (<CoxD@rpsgroup.com>) <CoxD@rpsgroup.com>; am@hda-enviro.co.uk

Subject: RE: Land at Hogwood, Sheerlands Road, Wokingham, RG40 4QY ~[UNCLASSIFIED]~ [Filed 05 Feb 2018 08:49]

Hi Boni,

Thanks very much for the response. I'm free all day, please give me a call when you're available.

Kind regards,

Peter O'Flaherty

BSc (Hons) MSc IEng MICE MCIWEM

Senior Civil Engineer

[jnpgroup](#)

Tel: 01494 771221

From: Boniface Ngu [<mailto:boniface.ngu@wokingham.gov.uk>]

Sent: 02 February 2018 13:12

To: Peter O'Flaherty <Peter.OFlaherty@jnpgroup.co.uk>

Cc: Martin Hitchcock <Martin.Hitchcock@jnpgroup.co.uk>; Daniel Smith <Daniel.Smith@jnpgroup.co.uk>; Jacob Cronin <Jacob.Cronin@jnpgroup.co.uk>; Stuart Wilson <Stuart.Wilson@jnpgroup.co.uk>; James Rossi <James.Rossi@jnpgroup.co.uk>; Alex Thwaites <Alex.Thwaites@wokingham.gov.uk>; Connor Corrigan <Connor.Corrigan@wokingham.gov.uk>; Andrew Dicker <Andrew.Dicker@landghomes.com>; Ruth.hopkins@landghomes.com; Ben Baillie <ben.baillie@cooperbaillie.co.uk>; Michelle Thomson <MichelleThomson@boyerplanning.co.uk>; CoxD@rpsgroup.com (CoxD@rpsgroup.com) <CoxD@rpsgroup.com>; am@hda-enviro.co.uk

Subject: RE: Land at Hogwood, Sheerlands Road, Wokingham, RG40 4QY ~[UNCLASSIFIED]~

Hi Peter,

Thank you for your email with the attached **JNP Technical Note TN009 dated 26/01/2018** together with the appended **JNP proposed ditch plan with watercourse enhancement drawing C85672-SK-024, dated January 2018.**

We are pleased with the proposal for watercourse enhancements and the proposal to maintain buffer strips on both sides of watercourses.

We note that all the proposed enhancements will be carried out without adversely affecting flood risk.

To agree on the proposed principle, let us have a conversation about the culverting of the upstream end of the Robinson Crusoe ditch when you are back in the office on Monday, 05/02/2018.

Kind Regards,

Boni Ngu PIEMA, MCIWEM

Principal Flood Risk & Drainage Engineer | Wokingham BC | Development Management | Shute End | Wokingham | Berkshire | RG40 1WR |

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Our **climate change allowances** for planning were updated on 19 February 2016. The guidance is accessible here: [Flood risk assessment: Climate change allowances](#)

From: Peter O'Flaherty [<mailto:Peter.OFlaherty@jnpgroup.co.uk>]

Sent: 31 January 2018 11:31

To: Boniface Ngu <boniface.ngu@wokingham.gov.uk>

Cc: Flooding <Flooding@wokingham.gov.uk>; Planning Enquiries <planning.enquiries@wokingham.gov.uk>; Martin Hitchcock <Martin.Hitchcock@jnpgroup.co.uk>; Daniel Smith <Daniel.Smith@jnpgroup.co.uk>; Jacob Cronin <Jacob.Cronin@jnpgroup.co.uk>; Stuart Wilson <Stuart.Wilson@jnpgroup.co.uk>; James Rossi <James.Rossi@jnpgroup.co.uk>; Alex Thwaites <Alex.Thwaites@wokingham.gov.uk>; Connor Corrigan <Connor.Corrigan@wokingham.gov.uk>; Andrew Dicker <Andrew.Dicker@landghomes.com>; Ruth.hopkins@landghomes.com; Ben Baillie <ben.baillie@cooperbaillie.co.uk>; Michelle Thomson <MichelleThomson@boyerplanning.co.uk>; CoxD@rpsgroup.com (CoxD@rpsgroup.com) <CoxD@rpsgroup.com>; am@hda-enviro.co.uk

Subject: RE: Land at Hogwood, Sheerlands Road, Wokingham, RG40 4QY ~[UNCLASSIFIED]~

Hi Boni,

Thanks for the response. Very useful. Since our conversation we have reviewed the onsite watercourse network in more detail and have prepared the attached Technical Note detailing some of the principles proposed for enhancing the ditches to maximise ecological value. Appendix A of this Technical Note shows the plan of our high level proposals for the ditch network and watercourse enhancements. I will call later to discuss but summary provided below for ease of reference.

In summary, the ditches on site that drain onsite flows only or don't function hydrologically, will be removed unless they can be repurposed for ecological/drainage benefit. Those ditches that can be repurposed for drainage purposes are shown as swales to help convey and treat runoff through the site and into the main watercourses (Hogwood and Robinson Crusoe Ditch). There are some areas where the swales have been extended to enable this connection into the wider ditch network.

While we appreciate that the 50m extension of the existing culvert (at the upstream end of Robinson Crusoe Ditch) entering the site isn't ideal, it is unavoidable while delivering the primary access. To offset this we are proposing to remove almost all of the other existing culverts on site. The culverts to be removed will benefit the ecological value and aid in the naturalisation of the watercourse. The culverts to be retained all allow the watercourse to be conveyed beneath offsite roads and as such there is no scope for removal. While overall, the 'daylighting' of numerous culverts will provide a significant benefit to the sites ecology and biodiversity. Culverts to be removed and retained have been marked on the plan in Appendix A of the attached.

In addition to the above, we have shown suggested watercourse enhancements including introduction of varying bank profiles, meanders, vegetation and backwaters and retention of areas with existing ecological value. This will be detailed further in conjunction with the project ecologist and landscape architect in due course.

Overall, our aim is to reuse or repurpose existing ditches where possible for existing drainage in the form of swales and to maximise the benefit of the ditches remaining while also removing those ditches that serve no hydrological purpose. As mentioned before, we propose a 4m buffer to all watercourses post-development (excluding swales which will propose to maintain in accordance with C763 The SuDS Manual requirements). The main watercourses on site (Hogwood Ditch and Robinson Crusoe Ditch) will be given an 8m buffer due to their channel size).

We appreciate that you may not comment on the landscaping and ecological enhancements but feel these are an integral part of how we are proposing to treat the existing ditch network and as such are worth noting.

It would be much appreciated if you could confirm agreement in principle to the proposed measures detailed in the note and this email (subject of course to further detail).

Kind regards,

Peter O'Flaherty

BSc (Hons) MSc IEng MICE MCIWEM

Senior Civil Engineer

[jnpgroup](http://jnpgroup.co.uk)

From: Boniface Ngu [<mailto:boniface.ngu@wokingham.gov.uk>]

Sent: 17 January 2018 13:38

To: Peter O'Flaherty <Peter.OFlaherty@jnpgroup.co.uk>

Cc: Flooding <Flooding@wokingham.gov.uk>; Planning Enquiries <planning.enquiries@wokingham.gov.uk>; Martin Hitchcock <Martin.Hitchcock@jnpgroup.co.uk>; Daniel Smith <Daniel.Smith@jnpgroup.co.uk>; Jacob Cronin <Jacob.Cronin@jnpgroup.co.uk>; Stuart Wilson <Stuart.Wilson@jnpgroup.co.uk>; James Rossi <James.Rossi@jnpgroup.co.uk>

Subject: RE: Land at Hogwood, Sheerlands Road, Wokingham, RG40 4QY ~[UNCLASSIFIED]~ [Filed 22 Jan 2018 12:48]

Hi Peter,

Thank you for your email.

If levels permit swales to be incorporated that would be ideal rather than completely taking out existing ditches.

We are generally not keen on culverting open watercourses unless absolutely necessary and 50m is quite lengthy.

We can have a chat about on Friday, 19/01/2018.

Kind Regards,

Boni Ngu PIEMA, MCIWEM

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[Flood risk assessment: Climate change allowances](#)

From: Peter O'Flaherty [<mailto:Peter.OFlaherty@jnpgroup.co.uk>]

Sent: 15 January 2018 11:56

To: Boniface Ngu <boniface.ngu@wokingham.gov.uk>

Cc: Flooding <Flooding@wokingham.gov.uk>; Planning Enquiries <planning.enquiries@wokingham.gov.uk>; Martin Hitchcock <Martin.Hitchcock@jnpgroup.co.uk>; Daniel Smith <Daniel.Smith@jnpgroup.co.uk>; Jacob Cronin <Jacob.Cronin@jnpgroup.co.uk>; Stuart Wilson <Stuart.Wilson@jnpgroup.co.uk>; James Rossi <James.Rossi@jnpgroup.co.uk>

Subject: Land at Hogwood, Sheerlands Road, Wokingham, RG40 4QY

Dear Boniface,

Hope you're well and you don't mind the query. In WBC's role as Lead Local Flood Authority you have authority over management of ordinary watercourses (including provision of relevant consents and defining appropriate maintenance requirements).

As you are aware, we are currently working on the above site. There is a large existing ditch network which is highlighted on the attached plan.

There are a number of depressions along field boundaries which are loosely termed as ditches but many of which contain no flow, form on-site and terminate without draining into a watercourse. As the site will have a formalised drainage strategy this effectively means that the ditches will no longer serve a hydrological function. Therefore, it is proposed to either remove these depressions or replace with swales if levels allow them to serve a hydrological function on the post-development site. As these are in essence not ditches, it is not considered that Ordinary Watercourse Consents will be required. Please note that we will of course look to retain any of these depressions if they have ecological value.

The two watercourses on-site (termed Hogwood Ditch and Robinson Crusoe Ditch) are to be retained with an 8m watercourse buffer for maintenance purposes. Smaller ditches with flow are to be retained with a 4m maintenance buffer, which in combination, will be 4 times the maximum channel length for these ditches.

The primary site access will be crossing Robinson Crusoe Ditch as it emerges from a culvert into the site along its north-eastern boundary. To facilitate this, it is proposed to extend this culvert by approximately 50m into the site. We will be exploring 'daylighting' of existing culverted sections along the remaining watercourses i.e. where farm accesses exist wherever possible.

In the first instance, we are seeking an agreement in principle to the above. If useful to discuss, please just let me know. If you're not able to respond to the above, can you kindly advise who is responsible for ordinary watercourse consenting and forward to them? A prompt response would be hugely appreciated as these parameters do influence the masterplanning process quite heavily. Thank you,

Kind regards,

Peter O'Flaherty

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Senior Civil Engineer

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Appendix H: Proposed Fluvial Floodplain Plan

