

Date: 25 February 2025
Application: 250415



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,

Full Planning Approval Consultation

Application Number: 250415

Applicant: Wrenbridge (FRELD Reading) LLP

Site Address: Shinfield Park, Whitley Wood Lane, Shinfield, Wokingham, RG2 9FW

Parish: Shinfield

Grid Reference: Easting - 472865, Northing - 169083

Type of Development: Major Heavy industry/storage/warehouse

Proposal: Full application for the proposed redevelopment of site for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) together with servicing areas, parking, landscaping and other associated works, including demolition.

Case Officer: Benjamin Hindle

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 250415. 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:	NT		
Service	WBC Drainage	App No:	250415
Address:	Shinfield Park, Whitley Wood Lane, Shinfield, Wokingham, RG2 9FW.		
Proposal:	Full application for the proposed redevelopment of site for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) together with servicing areas, parking, landscaping and other associated works, including demolition.		
Type of Development:	Major Heavy industry/storage/warehouse		
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

LLFA received this Full application for the proposed redevelopment of site for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) together with servicing areas, parking, landscaping and other associated works, including demolition.

FRA indicates that the development site is situated in Flood Zone 1, which is categorized as having a low probability of flooding, with less than a 1 in 1000 annual risk of river or sea flooding. This is a positive factor, as it reduces concerns about fluvial and tidal flood risks. Additionally, the FRA appropriately notes that the sequential and exception tests are not required for the development due to its location in this low-risk zone. Regarding surface water flooding, the site is predominantly at a very low risk, though some isolated areas in lower-lying car park sections are identified as having medium to high risk. The proposed measures, including reprofiling the site and installing a new underground drainage system, are set to mitigate these risks by improving water runoff management.

The drainage strategy proposed in the FRA follows Wokingham Borough Council's policies by limiting post-development surface water flows to greenfield rates. This approach, combined with the use of Sustainable Drainage Systems (SuDS) like geocellular attenuation tanks and permeable paving, ensures effective management of surface water and prevents downstream flood risks.

While the site's London Clay geology restricts infiltration, the strategy of above-ground storage and controlled discharge is practical. Furthermore, the FRA considers the potential impacts of climate change by incorporating a 40% allowance for increased rainfall intensity and addresses exceedance flooding with careful management within low-lying yard areas. The foul water drainage strategy, which connects to the existing Thames Water sewer network, is considered standard, although confirmation of capacity should be sought. Regular maintenance of the drainage infrastructure is crucial for its long-term functionality, and the FRA confirms that the development will not exacerbate local flood risks, provided the drainage system is properly managed and maintained.

LLFA requires to see modelling results using software causeway or similar approved as how rates were controlled and also locations and specifications of Attenuation. A plan with drainage details along with exceedance route plan as where water will flow in case of event above 1 in 100 or drainage failure would be helpful.

Conditions & Reasons (if required)			
Date:	26/02/2025	Signed:	NT