

**Date:** 25 March 2021  
**Application:** 210826



**WOKINGHAM**  
**BOROUGH COUNCIL**

WBC Drainage

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Development Management

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Drainage,

**Full Planning Approval Consultation**

**Application Number:** 210826

**Applicant:** Mr & Mrs J Fisher

**Site Address:** Bank Cottage, Holme Park Farm Lane, Woodley, Wokingham, RG4 6SX

**Parish:** Sonning

**Grid Reference:** Easting - 475264, Northing - 174540

**Type of Development:** Minor Dwellings (1-9)

**Proposal:** Full application for the proposed erection of 1no. detached dwelling with associated garaging, following demolition of existing dwelling and outbuildings.

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 Information at Work using the application number 210826.

Please index your response into Information at Work against the application. If working outside of WBC e.g., **Environmental Health** then email your response to [planning.enquiries@wokingham.gov.uk](mailto:planning.enquiries@wokingham.gov.uk). 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

# MEMORANDUM

<b>From:</b>	Kiril Nalbantov Flood Risk & Drainage		
<b>Service</b>	WBC Drainage	<b>App No:</b>	210826
<b>Address:</b>	Bank Cottage, Holme Park Farm Lane, Woodley, Wokingham, RG4 6SX		
<b>Type of Development:</b>	Minor Dwellings (1-9)		
<b>Proposal:</b>	Full application for the proposed erection of 1no. detached dwelling with associated garaging, following demolition of existing dwelling and outbuildings.		
<b>Site Visit Made:</b>	No		

## Summary Of Recommendations

- Recommend approval but with condition(s) & reason(s) **stated below**;
- Recommend approval with no conditions
- Recommend refusal for the reason(s) **stated below**;
- Request further information before determination as **stated below**.

## Comments On Proposal

Following the **Location/Site Plan** the development is in Flood zone 3 according to the EA mapping.

By reviewing the proposed development sketches and plants can be concluded that the new construction mainly is in the borders of already existing hardstand area and will not significantly increase the current run-off.

It was noted from the **Application Form dated 06.03.2021** that surface water runoff from the development will be managed via soakaway method.

Based on the above, LLFA would have no objection to the principle of the development as represented, however proposed drainage details about the chosen method - soakaway to deal with the surface water have not been provided and we would request the condition below.

## Conditions & Reasons (if required)

No development shall take place until details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

1. BRE 365 test results demonstrating whether infiltration is achievable or not.
2. Calculations demonstrating the performance of soakaways.

3. 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 or precautions assuring that the SuDS features will not be affected.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2019) 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.

<b>Date:</b>	24.03.2021	<b>Signed:</b>	Kiril Nalbantov
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