

Date: 23 July 2026
Application: 261695



**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: 261695

Applicant: Mr J Speed-Andrews

Site Address: Luckley House School, Luckley Road, Wokingham, RG40 3EU

Parish: Wokingham

Grid Reference: Easting - 480701, Northing - 167081

Type of Development: Minor All other developments

Proposal: Full application for the expansion of the school curtilage into adjacent land and the creation of a cricket pitch, two rugby pitches and a 300 metre athletics track together with the extension of an existing footpath, construction of a permeable vehicle crossing, erection of boundary fencing, acoustic fencing, ball stop netting, rugby goal posts and associated external works.

Case Officer: Abi Peacock

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 261695. 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 requested from the case officer.

Your observations are required in respect of this application by **13 August 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	261695
Address:	Luckley House School, Luckley Road, Wokingham, RG40 3EU.		
Proposal:	Full application for the expansion of the school curtilage into adjacent land and the creation of a cricket pitch, two rugby pitches and a 300 metre athletics track together with the extension of an existing footpath, construction of a permeable vehicle crossing, erection of boundary fencing, acoustic fencing, ball stop netting, rugby goal posts and associated external works.		
Type of Development:	Minor All other developments		
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 Full application for the expansion of the school curtilage into adjacent land and the creation of a cricket pitch, two rugby pitches and a 300 metre athletics track together with the extension of an existing footpath, construction of a permeable vehicle crossing, erection of boundary fencing, acoustic fencing, ball stop netting, rugby goal posts and associated external works on 23rd July 2026.

The submitted FRA is acknowledged. The site is in Flood Zone 1, and on the face of it this is a relatively low-risk development sports pitches are generally classified as water-compatible or less vulnerable development under the NPPF flood risk vulnerability classification, and no built structures are proposed that would introduce significant new impermeable area. However, the submitted FRA has several material shortcomings from an LLFA perspective that need to be addressed before we can confirm our position.

Specific concerns:

- 1. Surface water drainage — no drainage strategy or SuDS assessment provided.**
The FRA states at section 2.3 that a scheme "only needs a covering letter... and a basic sustainable drainage scheme" but no SuDSe scheme has actually been

provided. The Non-Statutory Technical Standards for Sustainable Drainage (NSTS) apply to all new drainage systems serving development in England, and as LLFA we are a statutory consultee on surface water drainage for all major and minor applications. Even for sports pitches in Flood Zone 1, the proposal involves ground preparation, new permeable vehicle crossing, potentially new drainage underneath the athletics track and pitch areas, and extension of the school curtilage all of which may alter surface water runoff behaviour. Without a drainage strategy showing how surface water from the new pitches and track will be managed, we cannot confirm the proposal will not increase runoff rates or surface water flood risk on or off site.

2. Permeable vehicle crossing — no drainage details.

The FRA makes no reference to the proposed permeable vehicle crossing. Whilst permeable surfacing is positive in principle, the design, subbase specification, and how surface water collected will be managed (infiltrated, attenuated, or discharged) needs to be confirmed to satisfy LLFA and Building Regulation H requirements.

3. Adjacent highway flood risk not fully addressed.

The FRA acknowledges at section 3.1.4 that the adjacent highway is at low risk of surface water flooding but dismisses this as having "no negative impact on the extension." However, if the proposed works alter ground levels, introduce new drainage connections, or change overland flow paths in the southern or western parts of the site (where the athletics track appears to be located given the grid reference and site context), there is a potential for interaction with the existing surface water flow routes affecting the adjacent highway. This has not been assessed.

4. Groundwater — insufficient assessment given site context.

The FRA states the site has less than 25% susceptibility to groundwater flooding and dismisses groundwater risk on that basis. However, given the extensive ground preparation likely required for 300m athletics track and two rugby pitches (including any drainage blanket layers, sub-drainage, or sub-base works), seasonal groundwater levels are relevant to whether infiltration-based drainage is achievable and whether sub-drainage systems will perform as intended. No groundwater data or site investigation evidence has been provided.

5. Scope of FRA is inadequate for the proposal as described.

The FRA contains what appears to be a generic template statement at section 2.3

describing the scope of a FRA this reads as an internal note that has been left in the published document accidentally, rather than a completed assessment. The document as submitted is four pages and provides no site-specific drainage design, no runoff calculations, no SuDS assessment, and no consideration of how the proposed ground works interact with existing drainage on and around the site. For a proposal of this scale three new sports pitches, a 300m track, new vehicle crossing, and extension of an existing footpath across potentially altered ground this is not sufficient.

Conditions & Reasons (if required)			
Date:	31/07/2026	Signed:	NT