

Date: 28 May 2025
Application: 250824



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 250824

Applicant: Mr & Mrs Petter

Site Address: 74 Waterloo Road, Wokingham, RG40 2JF

Parish: Wokingham Town

Grid Reference: Easting - 482614, Northing - 168249

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of a 5-bedroom detached dwelling following demolition of existing dwelling.

Case Officer: Tariq Bailey-Biggs

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 250824. 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	WBC Drainage	App No:	250824
Address:	74 Waterloo Road, Wokingham, RG40 2JF.		
Proposal:	Full application for the proposed erection of a 5 bedroom detached dwelling following demolition of existing dwelling.		
Type of Development:	Minor Dwellings (1-9)		
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 **GeoSmart SuDS assessment report 85529R1 dated 27/03/2025** together with its appendices and have the following comments to make:

The site falls south from 62.07mAOD to 59.93mAOD.

Q_{Bar} has been calculated to be 0.47l/s and the development proposes attenuation, via permeable paving, with discharge controlled at 1l/s.

45m³ of attenuation will be provided and 42.25m³ is required.

Maintenance will be the responsibility of the owner, in accordance with section 10 of the above-mentioned report.

As the proposal is to connect into an existing surface water sewer network and only a schematic of the SuDS drainage strategy has been provided (Fig 1), we would **recommend the condition below**:

Conditions & Reasons (if required)

No development shall take until the following have been received and signed off, in writing, by the LPA:

- 1) Confirmation from the utility provider that the proposed drainage into their network is acceptable.
- 2) A drainage strategy drawing indicating the connection point into the

surface water network.

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.

Date:	29/05/2025	Signed:	Boniface Ngu
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