

Date: 6 September 2024
Application: 242171



**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: 242171

Applicant: Mr & Mrs Soni

Site Address: 37 Commons Road, Wokingham, Wokingham, RG41 1JJ

Parish: Invalid code

Grid Reference: Easting - 479611, Northing - 170127

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 No. detached dwelling following demolition of existing bungalow and detached garage.

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 242171. 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:	242171
Address:	37 Commons Road, Wokingham, Wokingham, RG41 1JJ.		
Proposal:	Full application for the proposed erection of 1 No. detached dwelling following demolition of existing bungalow and detached garage.		
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

LLFA received this full application for the proposed erection of 1 No. detached dwelling following demolition of existing bungalow and detached garage on 6th September 2024. Proposed building is in flood zone 1. It's recommended to know the impermeable, permeable and total area for proposed development. LLFA requires more information including the following.

1. Applicant needs to follow SuDS Hierarchy. If proposing infiltration then evidence should be provided to support results (to BRE 365 standard or similar approved)
2. Calculations indicating the Existing runoff rate from the site and Control of site discharge with 40% betterment of existing or green field whichever is achievable.
3. Calculations to demonstrate that any SuDS features have been sized to cater for runoff generated by the 1 in 100 year flood event with a 40% allowance for climate change in accordance with new guidelines.
4. If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.

5. A drainage strategy and 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.
6. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

Conditions & Reasons (if required)

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (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:	11/09/2024	Signed:	NT
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