

Date: 17 July 2025
Application: 251632



**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,

Permission In Principle Consultation

Application Number: 251632

Applicant: Mr Chris Howell

Site Address: Land at St Sebastian's Close, Nine Mile Ride, Berkshire

Parish: Wokingham Without

Grid Reference: Easting - 482326, Northing - 165452

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

Proposal: Permission in principle application for erection of a residential dwelling, detached carport and access.

Case Officer: Claire Moore

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 251632. 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:	251632
Address:	Land at St Sebastian's Close, Nine Mile Ride, Berkshire.		
Proposal:	Permission in principle application for erection of a residential dwelling, detached carport and access.		
Type of Development:	Minor Dwellings (1-9) PiP		
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 Permission in principle application for erection of a residential dwelling, detached carport and access on 17th July 2025 .

As this is a **Permission in Principle (PiP)** application, we understand that limited technical detail is required at this stage. However, we would like to make the following preliminary comments in relation to **surface water management**:

1. **Surface Water Drainage Strategy (Outline):**

The applicant should be aware that any future application must be supported by an appropriate surface water drainage strategy. This must demonstrate that the proposed development will not increase flood risk on-site or elsewhere and should be based on the principles of SuDS in line with national and local policy.

2. **Site Characteristics:**

A review of available topographical and mapping data suggests that the site is not within a designated flood zone (Flood Zones 2 or 3) and is not shown to be at significant risk of surface water flooding. However, localized ponding or exceedance routes must be considered as part of any future detailed design.

3. **Discharge Hierarchy and Infiltration Testing and**

Given the scale of development, the LLFA would expect infiltration testing to be undertaken in accordance with BRE365 guidance as part of the TDC stage. Should infiltration be proven viable, it should be utilised as the

primary method of discharge. If infiltration is not feasible, the applicant will need to demonstrate that discharge to a watercourse or surface water sewer has been considered, in line with the drainage hierarchy set out in the NPPG.

4. **Runoff Rates and Volumes and Maintenance**

Any future surface water drainage design should ensure runoff is restricted to greenfield rates, with attenuation provided for the 1 in 100 year storm event plus a suitable allowance for climate change (currently 40%). A future application must include details of the maintenance responsibilities for all SuDS features, to ensure long-term effective operation.

In summary, the LLFA has **no objection in principle** to the proposed development, subject to a satisfactory surface water drainage strategy / FRA being provided .

Conditions & Reasons (if required)

Date:	21/07/2025	Signed:	NT
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