

Date: 22 April 2025
Application: 250932



**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: 250932

Applicant: Mrs Amanda Talbot

Site Address: 179 Loddon Bridge Road, Woodley, Wokingham, RG5 4BP

Parish: Woodley

Grid Reference: Easting - 476624, Northing - 172660

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no. 4 bedroom dwelling to include rooflights plus restoration of entrance brick wall following demolition of existing dwelling.

Case Officer: Marcus Watts

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 250932. 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:	250932
Address:	179 Loddon Bridge Road, Woodley, Wokingham, RG5 4BP.		
Proposal:	Full application for the proposed erection of 1no. 4 bedroom dwelling to include rooflights plus restoration of entrance brick wall 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

LLFA received Full application for the proposed erection of 1no. 4 bedroom dwelling to include rooflights plus restoration of entrance brick wall following demolition of existing dwelling on 22nd april 2025.LLFA requires following information

- **Surface Water Drainage Strategy:**
No detailed surface water drainage strategy has been submitted. The applicant must demonstrate that surface water runoff will be managed sustainably and not increase flood risk elsewhere, in accordance with the principles of the National Planning Policy Framework (NPPF) and the non-statutory technical standards for SuDS.
- **Existing and Proposed Runoff Rates:**
The site appears to be previously developed, and the proposal should aim to achieve betterment or, at minimum, no increase in runoff rates post-development.
- **Infiltration Feasibility:**
The applicant is encouraged to carry out site-specific infiltration testing (in accordance with BRE365) to establish the suitability of soakaways or other infiltration techniques. If infiltration is found to be unviable, evidence should be provided, and an alternative attenuation-based strategy proposed.

- **SuDS Hierarchy Compliance:**

The proposed drainage system must adhere to the SuDS hierarchy — prioritising infiltration, then discharge to a watercourse, then to a surface water sewer.

- **Drainage Calculations and Layout:**

The application lacks drainage calculations, a drainage layout plan, and design details. These should be submitted to confirm the proposed system's capacity, design criteria (e.g. 1 in 100 year + 40% climate change allowance), and discharge arrangements.

- **Maintenance and Management:**

A long-term maintenance and management plan for the proposed drainage system should be submitted to ensure future functionality and prevent system failure or localised flooding.

Conditions & Reasons (if required)			
Date:	29/04/2025	Signed:	NT