

Technical Note

SITE: Heathlands Farm, Agricultural Cottages
Discharge of Condition 4
Wokingham Borough Council Planning Permission 233060

REF: GDB/6242/TN.1

DATE: 14th April 2025

1. This Technical Note has been prepared to discharge Condition 4 of the Planning Permission Reference 233060 which granted permission for the proposed erection of four agricultural workers dwellings and associated parking following demolition of an existing barn. Condition 4 was worded as follows:

4. Sustainable drainage details – Prior to the commencement of the development, full details of the drainage system of the site shall be submitted to and approved in writing by the local planning authority. Details shall include how the site currently drains and will be drained after the proposed development with consideration to SuDS. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remain on the site.
2. As shown on the plan at [Appendix 1](#), the existing site contains a large Atcost barn on a concrete base. The site is currently used for car parking and opens out towards the north on to a large open yard, all of which is surfaced in concrete. As shown on the plan, there are a number of surface water drainage channels and gullies in that yard, together with a large soakaway in the centre, which the gullies connect into.

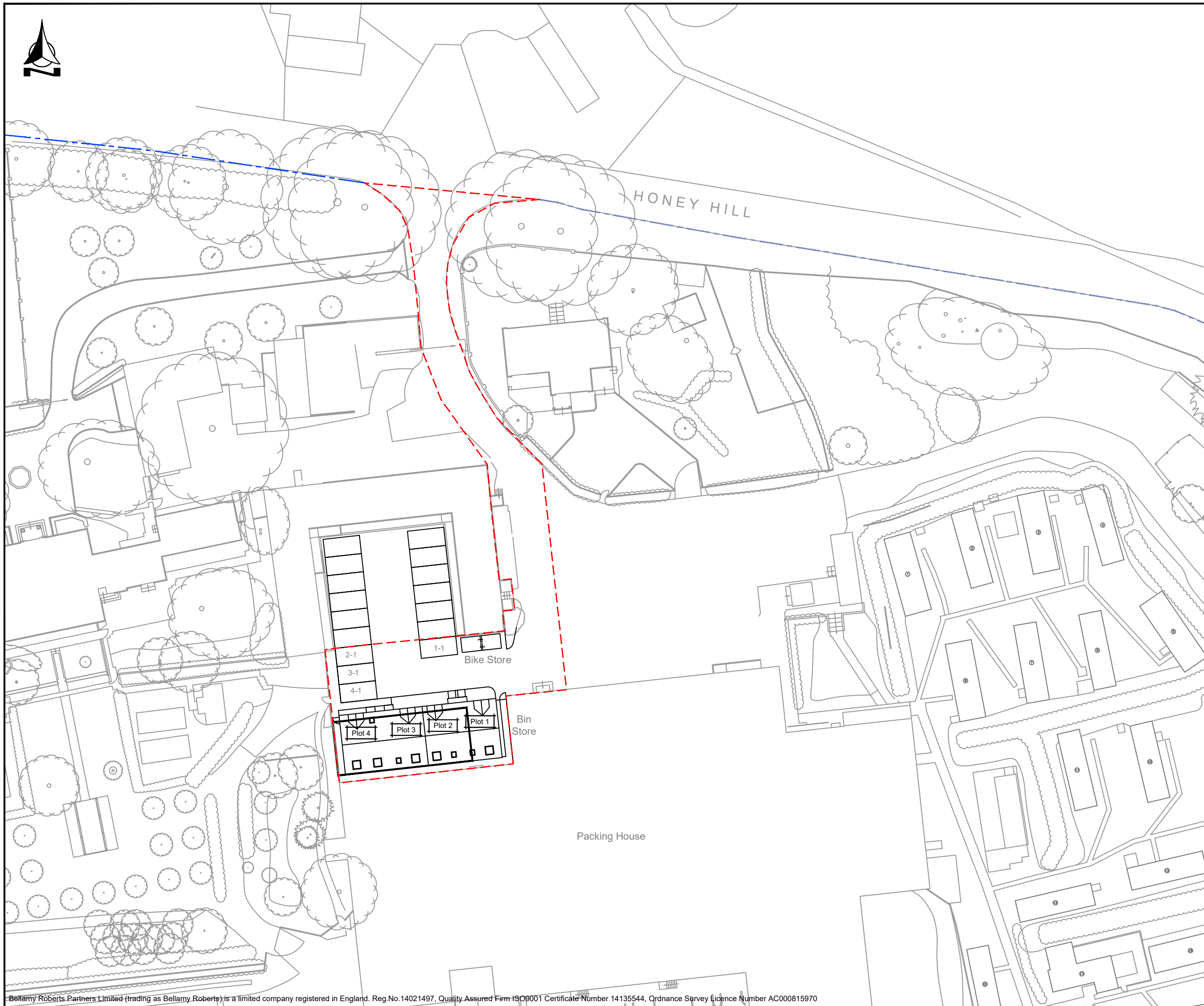


3. The existing barn roof has gutters with downpipes at each corner. However, the downpipes end some 300mm above ground level and surface water simply discharges across the concrete yard before it enters a drainage channel and/or an existing gully, which connects ultimately into the soakaway. There is no attenuation between the barn and the concrete base before the run-off into the soakaway.
4. The proposed development of four cottages covers the area currently occupied by the barn together with a small amount of additional concrete yard adjacent to the barn. All of the proposed footprint is currently hard, impermeable, surface. Accordingly, the development will give rise to no increase in impermeable area, and therefore no change in the run-off rate or volume.
5. As shown on the plan at [Appendix 2](#), the proposed four cottages will form one long terraced building with a pitched roof (there will be a minor step in the centre of the terrace to take up the gradual change of ground level). Conventional gutters will be fitted along the front and rear edges of the roof with downpipes connected into conventional feeder drains. Those feeder drains will come together in a new gully at the north-eastern corner of the new building.
6. That gully will then connect into an existing gully which takes part of the roof drainage from the adjacent office building, as shown on the photograph at [Appendix 3](#). That gully then connects into one of the gullies in the centre of the large concrete yard, which in turn is linked to the adjacent soakaway.
7. The overall scheme is shown on the plan at [Appendix 4](#). In summary, the development will result in no change to the existing impermeable area and, therefore, run-off rates and volume will be unchanged. The run-off will follow the existing piped system which connects the site into the existing soakaway in the centre of the large concrete yard. The proposed surface water drainage for the development will utilise the existing system serving the site and there is therefore, no need, or opportunity, to consider SuDS over and above the fact that the system discharges into the ground via an existing soakaway.

APPENDICES

APPENDIX 1

Site Layout Plan



Notes

- Application site boundary line
- Ownership boundary line



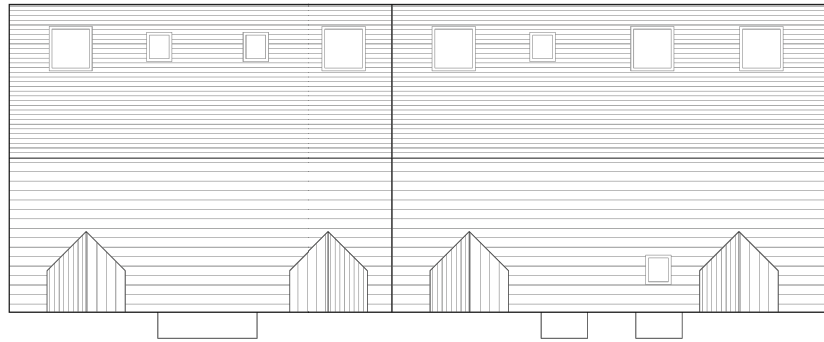
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CLIENT -		
PROJECT Heathlands Agricultural Cottages		
TITLE Site Plan		
DRAWN BY JCB	DESIGN BY -	CHK BY GDB
DATE 11/04/25	DRAWING No. 6242 / 001	
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APPENDIX 2

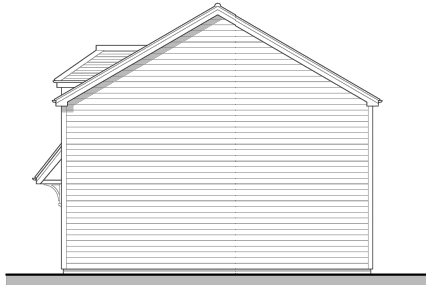
Elevation Plan



Roof Plan



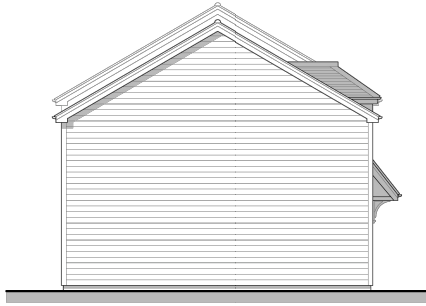
Front Elevation



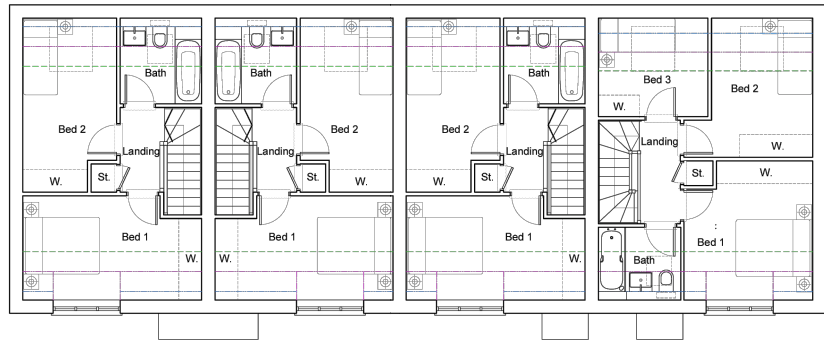
Side Elevation



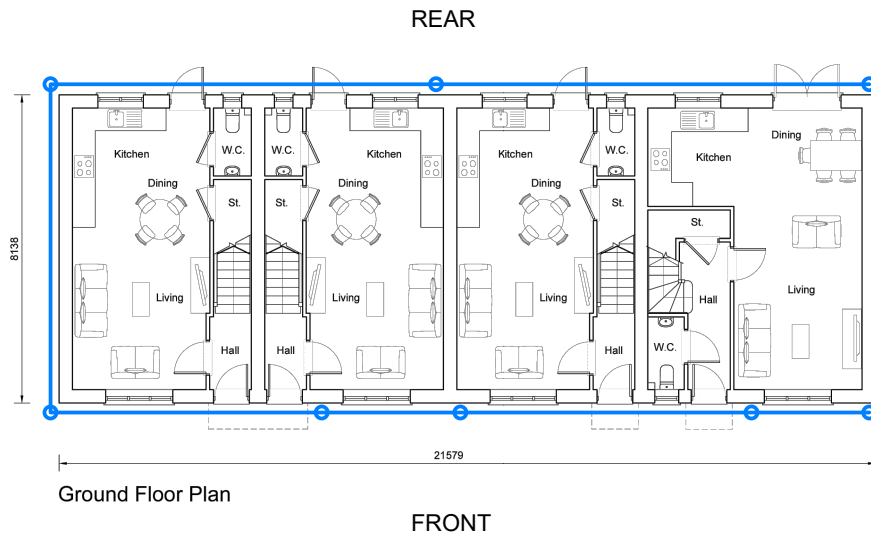
Rear Elevation



Side Elevation



First Floor Plan



Ground Floor Plan



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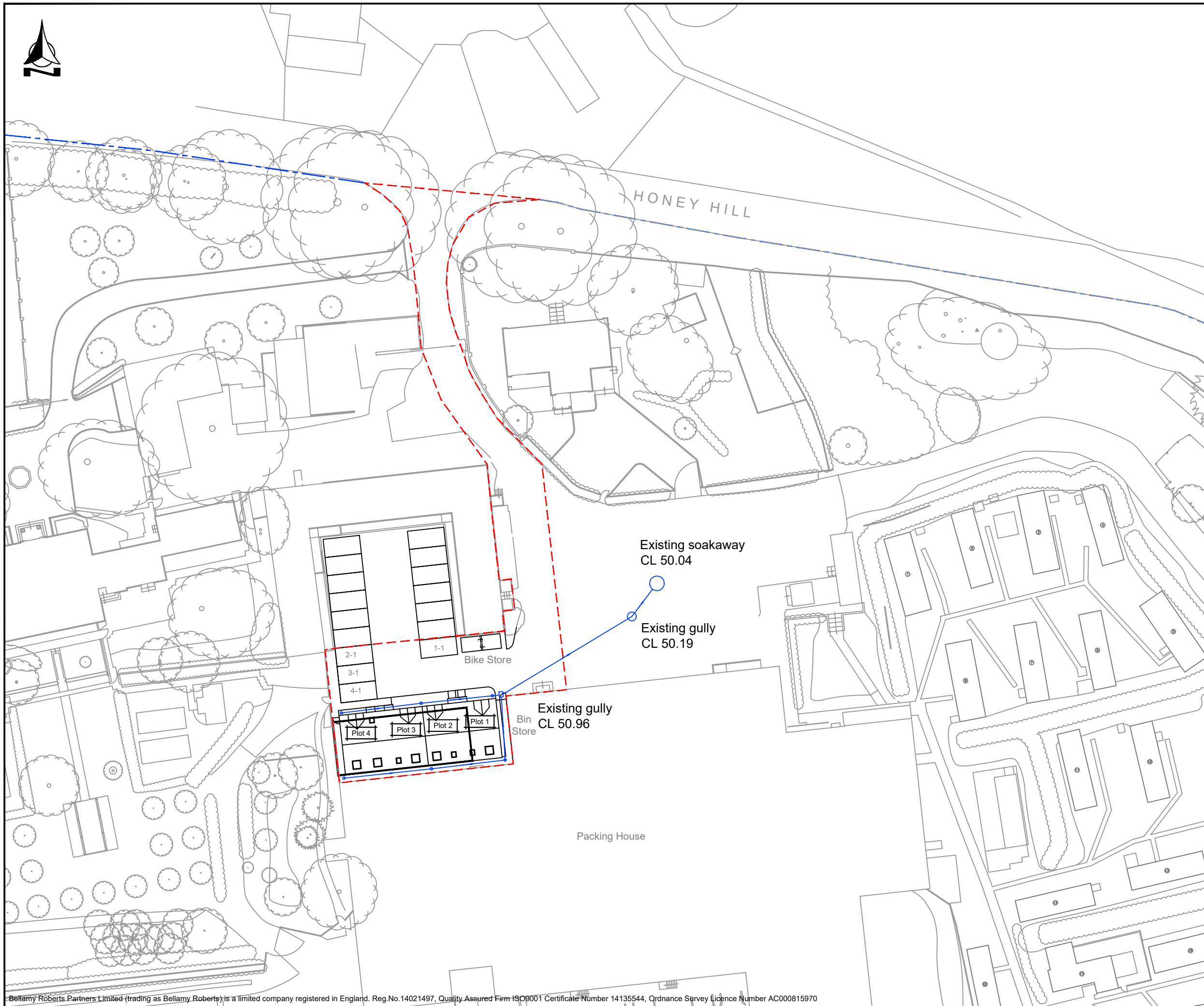
APPENDIX 3

Photograph



APPENDIX 4

Proposed Drainage Plan



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- Ownership boundary line

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