

Date: 11 December 2024
Application: 243098



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

PN Class Q Agri to Resi Consultation

Application Number: 243098

Applicant: Mr & Mrs S Baker

Site Address: Stokes Farm, Binfield Road, Wokingham, Berkshire, RG40 5PR

Parish: St. Nicholas Hurst

Grid Reference: Easting - 483164, Northing - 169580

Type of Development:

Proposal: Prior approval submission for the proposed change of use of an agricultural building to 5no. residential dwellings (Use Class C3) with associated works.

Case Officer: Benjamin Hindle

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 243098. 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:	243098
Address:	Stokes Farm, Binfield Road, Wokingham, Berkshire, RG40 5PR.		
Proposal:	Prior approval submission for the proposed change of use of an agricultural building to 5no. residential dwellings (Use Class C3) with associated works.		
Type of Development:			
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 Prior approval submission for the proposed change of use of an agricultural building to 5no. residential dwellings (Use Class C3) with associated workson 11th December 2024.

The site is situated principally with in flood zone 1 as demonstrated by the EA's interactive web-based mapping service. Applicant didn't provide any surface water drainage details. LLFA requires applicant to provide **Surface Water Drainage Strategy** which should include details of the existing site drainage stating how proposed development would feed into the existing drainage system. Drainage strategy (including SuDS) drawing will also need to be produced indicating the location and sizing of all drainage features with pipe connections from the proposed development to the discharge points. .More information is required including the following

1. Applicant is required to follow SuDS hierarchy and If proposing infiltration then evidence should be provided to support results (to BRE 365 standard or similar approved).

2. 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.
3. Groundwater data confirming seasonal high groundwater levels.
4. 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.
5. A drainage strategy plan indicating the location / sizing of SuDS with the base of any SuDS features located at least 1m above the seasonal high water table level in case of proposed infiltration.
6. Calculations to show how surface water runoff rates will be constrained to existing rates across all of the relevant return periods, i.e. Qbar, Q1, Q30 and Q100 with climate change.
7. Details demonstrating which SuDS application has been proposed and how that SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

Foul Water

Please note that proposed foul water is a matter that will be dealt by Thames water or by local sewerage authority.

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:	12/12/2024	Signed:	NT
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