

Date: 18 July 2025
Application: 251129



**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,

Variation/Removal of Condition Consultation

Application Number: 251129

Applicant: Mr Jonny Denton

Site Address: Sonning Golf Club, Duffield Road, Woodley, Wokingham, RG4 6GJ

Parish: Sonning

Grid Reference: Easting - 476381, Northing - 174687

Type of Development: Major Dwellings (10+)

Proposal: Application to vary condition 2, 3, 4, 5 and 6 of consent 200951 for the approval of reserved matters pursuant to outline planning consent 161529 for the erection of 13 dwellings with associated highway works, public open space and landscaping. Details of Layout, Appearance, Landscaping and Scale to be determined. Condition 2 refers to approved details, 3 to materials, 4 to drainage details, 5 to highway construction details, 6 to electric vehicle charging. Variation is to allow changes to car parking and garages, change of wording of condition 3, 4, 5, 6 to allow changes caused by the alterations to the proposed layout.

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 251129. 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:	251129
Address:	Sonning Golf Club, Duffield Road, Woodley, Wokingham, RG4 6GJ.		
Proposal:	Application to vary condition 2, 3, 4, 5 and 6 of consent 200951 for the approval of reserved matters pursuant to outline planning consent 161529 for the erection of 13 dwellings with associated highway works, public open space and landscaping. Details of Layout, Appearance, Landscaping and Scale to be determined. Condition 2 refers to approved details, 3 to materials, 4 to drainage details, 5 to highway construction details, 6 to electric vehicle charging. Variation is to allow changes to car parking and garages, change of wording of condition 3, 4, 5, 6 to allow changes caused by the alterations to the proposed layout.		
Type of Development:	Major Dwellings (10+)		
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 Application to vary condition 2, 3, 4, 5 and 6 of consent 200951 for the approval of reserved matters pursuant to outline planning consent 161529 for the erection of 13 dwellings with associated highway works, public open space and landscaping. Details of Layout, Appearance, Landscaping and Scale to be determined. Condition 2 refers to approved details, 3 to materials, 4 to drainage details, 5 to highway construction details, 6 to electric vehicle charging. Variation is to allow changes to car parking and garages, change of wording of condition 3, 4, 5, 6 to allow changes caused by the alterations to the proposed layout on 18th July 2025.

LLFA provided the following comments focused on surface water drainage to discharge condition no.4

1. General Strategy and SuDS Hierarchy

The strategy demonstrates a reasonable effort to follow the SuDS hierarchy. We welcome the use of **infiltration techniques** (trench soakaways, infiltration blankets, and permeable paving), which are consistent with the site's ground conditions and topography.

However, the justification for ruling out other SuDS features such as **swales and ponds** appears limited. While we acknowledge site constraints, further consideration should be given to integrating more above-ground SuDS features that provide **amenity, biodiversity, and water quality** benefits, in line with current guidance (e.g., the Non-Statutory Technical Standards for SuDS and CIRIA C753).

2. Infiltration Feasibility

The submitted BRE365 testing (29/05/2020) confirms that infiltration is viable, with a conservative design infiltration rate of 3×10^{-6} m/s adopted. This is appropriate. We would, however, recommend that updated infiltration testing is undertaken to reflect any changes in site conditions since 2020, particularly if construction is not imminent.

3. Off-Site Flood Risk and Exceedance

Any surface water that exceeds the capacity of the drainage system must be safely routed away from properties and towards managed flow paths. The applicant should include an exceedance routing plan to ensure flood risk is not increased elsewhere.

The LLFA requires more information to the proposed surface water drainage strategy, subject to the following being addressed at the detailed design stage:

- Updated infiltration testing if site works are delayed
- Enhanced consideration of above-ground SuDS features (where feasible)
- Provision of an exceedance routing plan

Conditions & Reasons (if required)

Date:	21/07/2025	Signed:	NT
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