

Date: 2 February 2026
Application: 252257



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 252257

Applicant: -

Site Address: Ladds Garden Village, Bath Road, Hare Hatch, Wokingham, RG10 9SB

Parish: Wargrave

Grid Reference: Easting - 480689, Northing - 177888

Type of Development: Major Dwellings (10+)

Proposal: Full application for the proposed erection of 19no. dwellings with associated landscaping and access following demolition of existing buildings.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 252257.

The new details are as follows: **See email saved on file dated 28.01.2026 for summary of the submitted amendments and response to consultee comments.**

- Revised Design & Access Statement;
- Revised Site Layout, Context and Landscape Comparison Plans; - Revised Plans for Plots 8, 12, 13 & 19;
- Updated BNG Metric, Offset Proposal & EcIA;
- Updated FRA and Drainage Strategy & New Drainage Technical Note; - New Transport Statement Addendum;
- Revised Soft and Hard Landscape Proposals;
- New Tree Constraints Plan.

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **20 February 2026**. If you need any more information, please do not hesitate to contact the case officer Marcus Watts.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT	To (Case Officer):	Marcus Watts
Service	WBC Drainage	App No:	252257
Address:	Ladds Garden Village, Bath Road, Hare Hatch, Wokingham, RG10 9SB.		
Type of Development:	Major Dwellings (10+)		
Proposal:	Full application for the proposed erection of 19no. dwellings with associated landscaping and access following demolition of existing buildings.		
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 already commented on this application. As the Lead Local Flood Authority (LLFA), I have reviewed the Revised FRA and Technical **Note**. While the applicant has made significant progress in justifying the feasibility of the surface water strategy for this 19-dwelling development, several technical red lines remain that prevent the full removal of our holding objection.

Since this is a full application, the level of detail must move beyond intent and provide definitive evidence of safety and capacity.

LLFA Technical Audit & Response

Technical Issue	Status	LLFA Commentary
1. Infiltration & Groundwater	Addressed	We accept the desk study and initial borehole data as sufficient evidence to prioritize a non-infiltration strategy (Type C lined SuDS). Outcome: To be secured via a pre-commencement condition requiring final BRE 365 testing and seasonal groundwater monitoring to confirm the "worst-case" design.

2. Basin Freeboard (Surcharged Outfall)	Partially Resolved	The modeling shows the basin freeboard drops to 81mm when the ditch is surcharged. The proposed 220mm bund and spillway are acceptable in principle to reach the 300mm target, but we lack the engineering sections to confirm these levels tie in safely with the surrounding topography.
3. Downstream Capacity (Culvert)	NOT Resolved	This is the primary outstanding concern. The applicant relies on the "betterment" of flow (7.1 l/s vs 47.1 l/s). However, as the outfall is known to surcharge, we require a Backwater Analysis or hydraulic check of the culvert 100m downstream to ensure site discharge does not exacerbate local pluvial flooding.
4. Exceedance & Floor Levels	Accepted	Setting FFLs at 55.0m AOD (300mm above the 0.1% AEP flood range) is robust. Exceedance routing is shown indicatively; final detailed levels will be required to ensure flows are directed to the ditch and not the A4 or secondary access.
5. Water Quality & Maintenance	Resolved	The use of permeable paving is noted, but for 19 dwellings, we require a clear SuDS Treatment Train diagram showing how road runoff is treated before entering the detention basin. Maintenance via a private company is accepted in principle.

Engineering Details Required (The Downstream Culvert Constraint)

The applicant's sensitivity testing confirms the outfall is sensitive to high water levels in the ditch. We cannot approve the strategy without a basic hydraulic assessment of the downstream culvert. This should include the internal diameter, an estimate of its capacity, and a confirmation that the 7.1 l/s discharge—even if significantly lower than existing rates—can be physically accommodated during a surcharged event without causing a bottleneck back to the site.

Engineered Bund & Spillway

Because the site relies on a bund to achieve the mandatory **300mm freeboard**, this bund becomes a critical flood defence asset. We require:

1. **Cross-sections** showing the bund construction.
2. **Spillway Design:** A defined location where water will exit the basin if capacity is exceeded, ensuring it follows a safe path away from dwellings.

Treatment Train Hierarchy

To comply with the CIRIA C753 SuDS Manual, the applicant must demonstrate a robust treatment train. Given the high-density nature of 19 dwellings, the strategy should clearly delineate treatment stages:

- **Source Control:** Permeable paving for parking/driveways.
- **Site Control:** Forebays or silt traps prior to the detention basin to protect the main attenuation volume from sedimentation.

Overall LLFA Conclusion

The Revised FRA and Technical Note demonstrate that a viable drainage solution is possible. However, the Downstream Ditch/Culvert Assessment is a critical information gap that cannot be left to a condition, as it dictates the fundamental viability of the proposed outfall.

LLFA maintain a Holding Objection pending the submission of a downstream hydraulic capacity check. Once this is provided, we would be satisfied to move the remaining items (final bund levels, GI testing, and the detailed Maintenance Plan) to Pre-Commencement Conditions.

Conditions & Reasons (if required)

Date:	04/02/2026	Signed:	NT
--------------	------------	----------------	----