

19th July 2024

Development Management
Wokingham Borough Council
Civic Offices, Shute End
Wokingham
RG40 1BN

Biodiversity Statement and Stormwater Run-Off Assessment

Dear Wokingham Planning Department,

Please find this covering letter in relation to our application submitted for 35 Kennedy Place RG40 1LG.

A biodiversity survey and report is not required for this application. The Site is within a moderately suitable habitat for great crested newts, however the site is isolated from any surrounding habitat by roads, paving and fences.

The application is in response to a notice from the council regarding the pergola to the rear of the property and the steps and additional hardstanding to the front of the property. The planning application includes architectural drawings.

The hardstanding to the rear of the property has been increase, however this has already been connected to the existing surface water drainage system by means of a linear aco drain to the perimeter of the dwelling. Running calculations for the stormwater run-off the additional peak discharge would be 0.6 litres/sec which would be deemed to be a negligible increase. At this point, the peak discharge can be reduced by 20% to account for infiltration and loss of water by other means giving a result of 0.48 litres/sec as our final discharge flow rate.

The hardstanding area to the front of the property has been increased to build new steps which has reduced the amount of permeable area. Running calculations for the stormwater run-off the additional peak discharge would be 0.15 litres/sec which would be deemed to be a negligible increase. At this point, the peak discharge can be reduced by 20% to account for infiltration and loss of water by other means giving a result of 0.12 litres/sec as our final discharge flow rate.

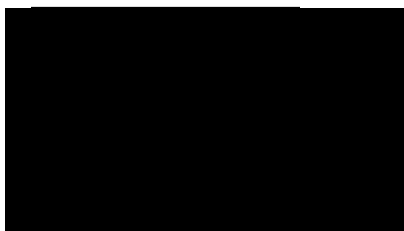
Any water run off would discharge into the existing surface water drainage system within the road to the front of the property.

The results have been calculated using 50mm/hr as a standard rainfall intensity as part of Approved Document H and is reflective of a 1-in-100-year event.

If you require any further clarification please do not hesitate to contact us.

We are prepared to work productively with the planning department and answer any queries during the determination period and so are contactable either by phone or email.

Yours sincerely,



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Architectural Director

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