

**Date:** 28 January 2025  
**Application:** 250101



**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,

**Full Planning Approval Consultation**

**Application Number:** 250101

**Applicant:** Mrs Tracey Powell

**Site Address:** Radstock Primary School, Radstock Lane, Earley, Wokingham, RG6 5UZ

**Parish:** Earley

**Grid Reference:** Easting - 474632, Northing - 170533

**Type of Development:** Minor All other developments

**Proposal:** Full application for the proposed erection of 1 no. detached single storey building to form a new SEND unit with playground and canopy, plus associated plant room and sprinkler tank, parking and landscaping.

**Case Officer:** Kieran Neumann

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 250101. 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

<b>From:</b>	Boniface Ngu Flood Risk & Drainage		
<b>Service</b>	WBC Drainage	<b>App No:</b>	250101
<b>Address:</b>	Radstock Primary School, Radstock Lane, Earley, Wokingham, RG6 5UZ.		
<b>Proposal:</b>	Full application for the proposed erection of 1 no. detached single storey building to form a new SEND unit with playground and canopy, plus associated plant room and sprinkler tank, parking and landscaping.		
<b>Type of Development:</b>	Minor All other developments		
<b>Site Visit Made:</b>	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

The site is within flood zone 1 and we would have no objection to the principle of the development, as represented by **proposed site plan drawing 240131-20-101B dated 18/10/2024**.

The drainage strategy note states that infiltration is not achievable and proposes a rain garden, tanked permeable paving to provide attenuation, with controlled discharge.

We note the drainage strategy that the details for the drainage will follow.

Based on the above, we would **recommend the condition below:**

## Conditions & Reasons (if required)

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- 1) Calculations indicating the Greenfield runoff rate from the site.
- 2) Full calculations demonstrating the capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at Greenfield rates, or preferably better.

- 3) 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.
- 4) Groundwater monitoring confirming seasonal high groundwater levels in the area.
- 5) A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
- 6) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

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 remains on the site.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Connection to ordinary watercourse may require Ordinary Watercourse Consent via [floodriskdc@wokingham.gov.uk](mailto:floodriskdc@wokingham.gov.uk)

<b>Date:</b>	30/01/2025	<b>Signed:</b>	Boniface Ngu
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