

Date: 29 January 2026
Application: 251774



**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,

Outline Planning Approval Consultation

Application Number: 251774

Applicant: Mr K Andrews

Site Address: 1B Old Sawmill Lane, Crowthorne, Wokingham, RG45 6LN

Parish: Wokingham Without

Grid Reference: Easting - 484205, Northing - 164878

Type of Development: Minor Dwellings (1-9)

Proposal: Outline application for the proposed erection of 2no. self-build dwellings with associated parking and access. (All matters reserved except for access, layout and scale).

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 251774.

The new details are as follows: **Revised plans recieved to provide a drainage strategy and location of the proposed dwellings 2m away from the RPA for the protected trees, illustrating 11m rear gardens.**

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 **12 February 2026**. If you need any more information, please do not hesitate to contact the case officer Benjamin Hindle.

Yours sincerely,

Development Management & Compliance

MEMORANDUM

From:	NT	To (Case Officer):	Benjamin Hindle
Service	WBC Drainage	App No:	251774
Address:	1B Old Sawmill Lane, Crowthorne, Wokingham, RG45 6LN.		
Type of Development:	Minor Dwellings (1-9)		
Proposal:	Outline application for the proposed erection of 2no. self-build dwellings with associated parking and access. (All matters reserved except for access, layout and scale).		
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 Outline application for the proposed erection of 2no. self-build dwellings with associated parking and access. (All matters reserved except for access, layout and scale) on 29th January 2026.

Since this is an Outline Application with all matters reserved (layout, scale, and access), the drainage strategy functions as a feasibility proof. It demonstrates that the site *can* be drained sustainably, even if the exact positions of pipes and basins change at the Reserved Matters stage. LLFA recommends approval in principle, subject to the following conditions tailored for an Outline consent:

Recommended Planning Conditions (Outline Application)

Condition 1: Detailed Surface Water Drainage Scheme along with Lined SuDS

Simultaneous with the submission of the first Reserved Matters application, a detailed surface water drainage scheme shall be submitted to and approved by the Local Planning Authority. The scheme shall be based on the principles set out in the Adeptus Environmental Strategy (Ref: A251112-R02) and must include:

Finalized hydraulic calculations using FEH22 rainfall data.

- A layout plan showing the exact location of the detention basin and permeable paving, ensuring they integrate with the final site scale and landscaping.

- Evidence that the lowest floor levels of the proposed dwellings are situated a minimum of 300mm above the adjacent ground level to manage residual flood risk.
- The detailed design must demonstrate that all SuDS features (detention basins and permeable sub-bases) are fully tanked/lined with an impermeable membrane. This is required to prevent groundwater ingress, as the preliminary report identifies a seasonal high-water table at 1.0m Below Ground Level (BGL).

Condition 2: Verification of Outfall and Point of Connection with Modelling submission

- Prior to or concurrent with Reserved Matters, the applicant shall provide formal written confirmation from the Highway Authority or relevant utility provider regarding the legal right and technical capacity to connect to the off-site ditch on Old Sawmill Lane. The discharge rate shall be restricted to a maximum of 0.7 l/s as identified in the feasibility study. OWC may be required.
- The Reserved Matters submission must be accompanied by the digital simulation files (mdx) for the final drainage network. The modelling must demonstrate that no flooding occurs on-site during a 1-in-100-year plus 40% climate change event, and that any flooding for the 1-in-100-year event is safely contained within designated areas (e.g., the basin).

Condition 3: Long-term Maintenance and Management

No development shall take place until a long-term Maintenance Plan for the SuDS features has been submitted. This must identify:

- The party responsible for maintenance (e.g., a private management company).
- A maintenance schedule (including sediment removal from the basin and suction cleaning of permeable paving).

Note to Applicant

While the Outline Strategy is robust, the transition to Reserved Matters must ensure that the Scale of the development does not increase the impermeable area beyond the 0.029ha currently modeled. If the final building footprint and access roads exceed this, the detention basin volume (currently 21.65 m³) must be recalculated and upsized accordingly.

Also, Because Access is reserved, the structural design of the permeable paving must be verified at the next stage to ensure it can support the specific axle loads of delivery and emergency vehicles entering the site.

Conditions & Reasons (if required)

Date:	02/02/2026	Signed:	NT
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