

Date: 1 July 2025
Application: 251178



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,

Householder Consultation

Application Number: 251178

Applicant: MR MATTHEW GORE KIM GOZZETT GORE/GOZZETT

Site Address: The Old Vicarage, Church Lane, Grazeley, Wokingham, RG7 1LD

Parish: Shinfield

Grid Reference: Easting - 470000, Northing - 166974

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of 1no. detached two storey outbuilding consisting of garage / workshop with habitable accommodation on first floor plus widening of existing driveway.

Case Officer: Marcus Hillman

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 251178. 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:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	251178
Address:	The Old Vicarage, Church Lane, Grazeley, Wokingham, RG7 1LD.		
Proposal:	Householder application for the proposed erection of 1no. detached two storey outbuilding consisting of garage / workshop with habitable accommodation on first floor plus widening of existing driveway.		
Type of Development:	Other Householder		
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

The site is within flood zone 1, with the southern boundary experiencing surface water flooding for the low-risk event.

We would have no objection to the principle of the development as represented by **drawings KG.001 dated 24/04/2025 and KG.005**

As drainage details have not been provided and the footprint of the development increases, we would **recommend the condition below**:

Conditions & Reasons (if required)

No development shall take place until a drainage strategy report has been submitted to and approved in writing by the LPA. The details shall include:

- 1) Calculations indicating the existing runoff rate from the site.
- 2) BRE 365 test results demonstrating whether infiltration is achievable or not.
- 3) Use of SuDS following the SuDS hierarchy, preferably infiltration.
- 4) Full calculations demonstrating the performance of soakaways or 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.
- 5) Simulation files (mdx, pfd, sws or iddx) for auditing.
- 6) 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.

7) A demonstration of how surface water runoff is going to be catered for, given that Church Lane, to the south, experiences low risk surface water flooding.

8) Groundwater monitoring confirming seasonal high groundwater levels in the area.

9) 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.

10) 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.

Date:	02/07/2025	Signed:	Boniface Ngu
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