

Date: 3 July 2025
Application: 251510



**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,

Discharge of condition Consultation

Application Number: 251510

Applicant: Richard Carwana

Site Address: Yaffles, Beech Hill Road, Spencers Wood, Wokingham, RG7 1HT

Parish: Swallowfield

Grid Reference: Easting - 470703, Northing - 165430

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 220801 dated 23/08/2022. Condition 3 relates to external materials; 4 to drainage details; 5 to landscaping; 7 to protection of trees, and 9 to electric vehicle charging.

Case Officer: James Fuller

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 251510. 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:	NT		
Service	WBC Drainage	App No:	251510
Address:	Yaffles, Beech Hill Road, Spencers Wood, Wokingham, RG7 1HT.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 220801 dated 23/08/2022. Condition 3 relates to external materials; 4 to drainage details; 5 to landscaping; 7 to protection of trees, and 9 to electric vehicle charging.		
Type of Development:			
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

Discharge of Condition

I refer to the above planning application, which LLFA conditioned due to insufficient detail provided in Surface water Drainage strategy. LLFA have reviewed the SuDSmart Plus Sustainable Drainage Assessment (Ref: 8597481) for the proposed development at Yaffles, Beech Hill Road, RG7 1HT. The proposed SuDS strategy, comprising an attenuation tank (10.26 m³ storage) and discharge to a drainage ditch, is deemed acceptable.

Key Findings:

- The strategy aligns with CIRIA C753, DEFRA's Non-statutory Technical Standards, and Wokingham Core Strategy (2010), targeting greenfield runoff rates.
- The attenuation tank provides sufficient storage for the 1 in 100-year event, with a 0.29 m³ freeboard.
- Negligible flood risk (surface water and groundwater) supports the proposed design.

- Infiltration is appropriately discounted due to low-permeability geology (London Clay).

All SuDS features to be maintained according to the manufacturer's recommendations. It is responsibility of the applicant to inform LLFA if there is any change in surface water design at construction stage. It is recommended that condition no. 4 related to surface water drainage may now be discharged.

Conditions & Reasons (if required)

Date:	03/07/2025	Signed:	NT
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