

Date: 7 October 2025
Application: 252257



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 252257

Applicant: -

Site Address: Ladds Garden Village, Bath Road, Hare Hatch, Wokingham, RG10 9SB

Parish: Wargrave

Grid Reference: Easting - 480689, Northing - 177888

Type of Development: Major Dwellings (10+)

Proposal: Full application for the proposed erection of 19no. dwellings with associated landscaping and access following demolition of existing buildings.

Case Officer: Marcus Watts

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 252257. 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 requested from the case officer.

Your observations are required in respect of this application by **4 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252257
Address:	Ladds Garden Village, Bath Road, Hare Hatch, Wokingham, RG10 9SB.		
Proposal:	Full application for the proposed erection of 19no. dwellings with associated landscaping and access following demolition of existing buildings.		
Type of Development:	Major Dwellings (10+)		
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 Full application for the proposed erection of 19no. dwellings with associated landscaping and access following demolition of existing buildings on 7th October 2025. FRA is comprehensive and uses FEH-derived greenfield/Q-bar and applies +40% climate change where required. The site is correctly identified as Flood Zone 1 (pluvial is the main risk). Proposed SuDS-led strategy (porous paving, detention/attenuation basin, piped system to the northern ditch) is appropriate in principle. The scheme reduces impermeable area and targets an outfall capped at 7.1 L/s. Storage shown = 566 m³ (basin 1.5 m deep). These are sensible starting positions.

Key technical concerns require resolution before approval

1. Infiltration / ground investigation (GI)
 - FRA discounts soakaways on desk study (clay over chalk) but has no site GI. A programme of trial pits, perco tests and groundwater monitoring must be submitted prior to detailed design: deep/bore soakaways may be possible but must be proven. Condition this.
2. Attenuation basin freeboard / surcharged outfall risk
 - Basin freeboard is 273 mm for the 1% +40% CC case (FRA states requirement of 300 mm unless agreed). Under a surcharged ditch scenario the pond freeboard reduces to 136 mm. This is below WBC standard and increases risk to exceedance; provide

mitigation (raise basin invert, increase storage, or provide engineered spillway and safe exceedance routing).

3. Downstream capacity / Culvert check and discharge rate

- The receiving ditch culverts ~100m downstream. The FRA's InfoDrainage surcharged scenario is a good start, but the applicant must provide downstream hydraulic check (culvert capacity, backwater sensitivity, and confirm that high ditch levels will not cause flow reversal/flooding on site or to third parties. Provide modelling results. The FRA applies the national relaxation up to brownfield cap (~7.1 L/s). Provide the calculation steps, sensitivity checks, and justification that the relaxation is the *minimum* necessary.

4. Exceedance routing, access & safety

- Show clear exceedance routes on a plan (overland flow arrows, safe refuge/building levels). Confirm access route resilience (A4 adjacent is high RoFSW; secondary access to Scarletts Lane must remain passable).

5. Pollution control, maintenance and adoption

- Provide SuDS treatment train details (permeable sub-base design, forebays, detention basin inlet protection) and adoption.

The FRA provides a reasonable baseline, and the proposed SuDS/attenuation approach is appropriate in principle, but outstanding technical items (GI, basin freeboard under surcharged conditions, downstream capacity and formal adoption/maintenance) plus more information must be resolved. LLFA requires more information to be submitted.

Conditions & Reasons (if required)

Date:	16/10/2025	Signed:	NT
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