

Date: 22 August 2024
Application: 242130



**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,

Discharge of condition Consultation

Application Number: 242130

Applicant: Reddam House School

Site Address: Reddam House, Bearwood Road, Sindlesham, Wokingham, RG41 5BG

Parish: Arborfield

Grid Reference: Easting - 477838, Northing - 169110

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 221843

dated 15/11/2023. Condition 3, The Historic Gates and Pier. Condition 6, Rainwater Runoff, Condition 7, Sustainable Drainage, Condition 8, Protection of Trees and Condition 9, Biodiversity Mitigation and Enhancements.

Case Officer: Stefan Fludger

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 242130. 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:	242130
Address:	Reddam House, Bearwood Road, Sindlesham, Wokingham, RG41 5BG.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 221843 dated 15/11/2023. Condition 3, The Historic Gates and Pier. Condition 6, Rainwater Runoff, Condition 7, Sustainable Drainage, Condition 8, Protection of Trees and Condition 9, Biodiversity Mitigation and Enhancements.		
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

LLFA received this Application for submission of details to comply with the following condition of planning consent 221843 dated 15/11/2023. Condition 3, The Historic Gates and Pier. Condition 6, Rainwater Runoff, Condition 7, Sustainable Drainage, Condition 8, Protection of Trees and Condition 9, Biodiversity Mitigation and Enhancements.. Condition no. 7 is related to DOCUMENT NUMBER.: C3261-R1-REV-A.

The proposed SuDS solution is designed to be proportionate to the scale of the development. A wall-mounted rainwater harvesting tank is suggested as part of the management strategy. Ground investigations by Geoprobe Environmental Ltd revealed shallow groundwater levels, making full infiltration unfeasible (Appendix D). Therefore, permeable paving will be installed on the main footpath, with sloped areas draining into channel drains. Excess runoff will be directed into a 111.72m³ cellular attenuation tank, designed for a 1 in 100-year storm event with a 45% climate change allowance. The runoff will be discharged at a controlled rate of 3.0 l/s into existing surface water pipes, as confirmed by a utility survey. A hydraulic model using Infodrainage supports the feasibility of this solution (results in Appendix B). This approach is considered appropriate for the development's scale.

Applicant provided surface water drainage strategy along with Drawing no. C3261-05, Drawing no. C3261-06, Drawing no. C3261-07, Drawing no. C3261-08 and modelling results.

Considering above LLFA recommends condition may be discharged .

Conditions & Reasons (if required)			
Date:	02/09/2024	Signed:	NT