

Date: 10 January 2025
Application: 242945



**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,

Full Planning Approval Consultation

Application Number: 242945

Applicant: Mr and Mrs Manning

Site Address: Linden House, Bath Road, Hare Hatch, Wokingham, RG10 9SE

Parish: Wargrave

Grid Reference: Easting - 481209, Northing - 178420

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 No two storey detached dwelling with associated parking and landscaping, following demolition of existing garage and carport.

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 242945.

The new details are as follows:

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 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. If you need any more information please do not hesitate to contact the case officer Rowan Reynolds.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage	To (Case Officer):	Rowan Reynolds
Service	WBC Drainage	App No:	242945
Address:	Linden House, Bath Road, Hare Hatch, Wokingham, RG10 9SE.		
Type of Development:	Minor Dwellings (1-9)		
Proposal:	Full application for the proposed erection of 1No two storey detached dwelling with associated parking and landscaping, following demolition of existing garage and carport.		
Site Visit Made:	No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

The site is within flood zone 1 and we would have no objection to the principle of the proposed development, as represented by **proposed site plan drawing 24/LHHH/06 A dated 07/01/2025**.

We would however require seeing details of the proposed drainage for the development, via a drainage strategy report. We will **recommend the condition below**:

Conditions & Reasons (if required)

No development shall take place until full details of the drainage system for the site have 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 existing rates, or preferably better.
5. 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.

6. Groundwater monitoring confirming seasonal high groundwater levels in the area.
7. 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.
8. 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:	10/01/2025	Signed:	Boniface Ngu
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