

Date: 22 October 2024
Application: 242348



**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,

Householder Consultation

Application Number: 242348

Applicant: Mr Bradley McCoid

Site Address: Sulby Croft, Heathlands Road, Wokingham, RG40 3AR

Parish: Wokingham Without

Grid Reference: Easting - 482525, Northing - 165671

Type of Development: Other Householder

Proposal: Householder application for proposed raising and modification of the existing roof form and erection of a first floor front extension, a two storey front/side extension, a single storey side and rear extension and a two storey rear extension with balcony, plus changes to fenestration including addition of 2 no. Juliet balconies.

Case Officer: Claire Moore

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 242348. 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:	242348
Address:	Sulby Croft, Heathlands Road, Wokingham, RG40 3AR.		
Proposal:	Householder application for proposed raising and modification of the existing roof form and erection of a first floor front extension, a two storey front/side extension, a single storey side and rear extension and a two storey rear extension with balcony, plus changes to fenestration including addition of 2 no. Juliet balconies.		
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

It is in reference to the above application received by LLFA on 22ND October 2024 for comment on the management of surface water. This is Householder application for proposed raising and modification of the existing roof form and erection of a first floor front extension, a two storey front/side extension, a single storey side and rear extension and a two storey rear extension with balcony, plus changes to fenestration including addition of 2 no. Juliet balconies. The site is situated principally with in flood zone 1 as demonstrated by the EA's interactive web based mapping service.

JMS submitted SuDS report along with Drawing no. EX24/296/11 P1 A1 201 shows drainage layout.

The current surface water drainage strategy proposes the use of SuDS in line with planning requirements. However, key aspects of the plan depend on assumptions about infiltration capacity and drainage pathways that need verification. Below is a detailed commentary:

Reliance on Infiltration Assumptions

- The proposed strategy assumes that surface water runoff infiltrates naturally into greenfield areas on-site. However, no infiltration test results have been provided to validate this assumption.
- Ground conditions in Wokingham often include clay-rich soils with low permeability, which could significantly limit infiltration potential. Without site-specific infiltration testing, it is not possible to confirm the feasibility of using infiltration as a primary drainage method.
- To proceed with confidence, **infiltration testing in accordance with BRE 365 standards** must be undertaken. These results will establish whether soakaways or other infiltration techniques can be effectively implemented.

Proposed SuDS Hierarchy Compliance

- The strategy aligns with the SuDS hierarchy by prioritizing infiltration as the preferred method of managing surface water runoff.
- While this approach is ideal, the feasibility of implementing infiltration systems remains uncertain in the absence of test data. Should infiltration prove unviable, the strategy must consider alternative disposal methods, such as discharge to a nearby watercourse or a surface water sewer, in compliance with the SuDS hierarchy.

Runoff Rate Analysis

- The Modified Rational Method used to calculate existing and proposed runoff rates is a reasonable approach. However, the absence of clear test data for ground permeability makes these runoff rate assumptions less reliable for drainage design.
- The reported peak runoff rate of 7.8 l/s for the existing site under a 1:100-year storm (including a 40% climate change allowance) suggests a significant volume of water to manage. Without infiltration, the design must ensure attenuation storage capacity to meet greenfield runoff rates and mitigate flood risk.

Paragraph 4 states that “The surface water strategy is based upon the SuDS implementation as outlined above and the Local Planning Authority of **Stafford Borough Council Local Plan policies** of Policy 42 and policy 43 hierarchy for surface water disposal as follows”.

Can I ask why policies of Wokingham Borough council not followed. LLFA requires above information to recommend no objection.

Conditions & Reasons (if required)

Date:	16/12/2024	Signed:	NT
--------------	------------	----------------	----

