

Date: 12 February 2026
Application: 260367



**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: 260367

Applicant: Mr Sam Doswell

Site Address: 10 - 12 Latimer Road, Wokingham, RG41 2WA

Parish: Wokingham

Grid Reference: Easting - 480600, Northing - 168493

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 223691 dated 09/07/2024. Condition 3 relates to external materials; 5 to Boundary Treatment Plans; 6 to hard and soft landscaping; 8 to a Landscape Management Plan; 11 to drainage; 16 to walking and cycling; 17 to an EV Charging Strategy, and 19 to contamination.

Case Officer: Benjamin Hindle

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 260367. 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 **7 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260367
Address:	10 - 12 Latimer Road, Wokingham, RG41 2WA.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 223691 dated 09/07/2024. Condition 3 relates to external materials; 5 to Boundary Treatment Plans; 6 to hard and soft landscaping; 8 to a Landscape Management Plan; 11 to drainage; 16 to walking and cycling; 17 to an EV Charging Strategy, and 19 to contamination.		
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

LFA received this Application for submission of details to comply with the following conditions of planning consent 223691 dated 09/07/2024. Condition 3 relates to external materials; 5 to Boundary Treatment Plans; 6 to hard and soft landscaping; 8 to a Landscape Management Plan; 11 to drainage. The condition requires that development be carried out in accordance with the FRA (Ref: 251953/FRA/IN/KL/01 Rev B) and that the detailed design of the surface water drainage scheme be submitted for approval prior to commencement.

LLFA confirm that the development has been designed in strict adherence to the principles established within the approved FRA. As demonstrated throughout the document, the site lies entirely within Flood Zone 1 and therefore has a less than 0.1% annual probability of fluvial flooding. In accordance with NPPF this low-risk classification renders the site sequentially preferable for the proposed residential use. However, to ensure a robust and resilient design, a comprehensive site-specific ground investigation was undertaken in accordance with BRE365. The results, included within Appendix B of the FRA, confirmed that the underlying Windlesham Formation geology is unsuitable for infiltration techniques, So drainage strategy has been developed to reflect the actual ground conditions on site, rather than relying on theoretical assumptions.

To mitigate the risk of surface water flooding identified in EA's Risk of Flooding from Surface Water maps, the proposed finished floor levels of all dwellings will be set a minimum of 300mm above existing adjacent ground levels. This ensures that the development remains safe above the 0.6m

flow paths identified during extreme events, providing adequate freeboard and protecting future residents.

Regarding the disposal of surface water, the detailed drainage strategy adopts a sustainable approach consistent with the SuDS hierarchy. Following the confirmation that infiltration is not viable, the strategy utilises tanked permeable paving for all access roads and driveways. These systems are lined with an impermeable membrane to prevent groundwater ingress and provide significant below-ground attenuation. The flow of surface water is controlled via 20mm and 25mm orifice plates, restricting discharge to the adjacent ditch network @ 4.3/ sec for the critical 1 in 100-year storm event including a 40% allowance for climate change. As demonstrated in Table 8.1 of the FRA, this represents a 76% reduction in peak runoff compared to the existing Greenfield rate, thereby ensuring that the development will not increase flood risk elsewhere and, in fact, offers a significant betterment over the existing condition.

Proposed permeable paving provides pollution mitigation indices of 0.7 for total suspended solids, 0.6 for metals, and 0.7 for hydrocarbons. As these values exceed the pollution hazard indices generated by the residential development, the risk of contamination to the receiving watercourse is appropriately managed in accordance with the CIRIA C753.

Finally, to secure the long-term performance and integrity of the drainage system, a comprehensive maintenance schedule has been prepared. Communal drainage features, including the access road and main attenuation structures, will be maintained by a dedicated management company to be established prior to the first occupation. In conclusion, development will be safe from flooding for its intended lifetime, will not increase flood risk elsewhere, and includes appropriate measures to manage water quality and ongoing maintenance. LLFA recommends Condition No. 11 may now be discharged.

Conditions & Reasons (if required)

Date:	23/02/2026	Signed:	NT
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