

Date: 5 June 2025
Application: 251320



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

Discharge of condition Consultation

Application Number: 251320

Applicant: Mr Justin Treverton

Site Address: 25 Henley Wood Road, Earley, Wokingham, RG6 7EE

Parish: Earley

Grid Reference: Easting - 475780, Northing - 171780

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 222972 dated 28.11.2022. Condition 5 relates to sustainable drainage details.

Case Officer: Kieran Neumann

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 251320. 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:	251320
Address:	25 Henley Wood Road, Earley, Wokingham, RG6 7EE.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 222972 dated 28.11.2022. Condition 5 relates to sustainable drainage details.		
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

Discharge of Condition

I refer to the above planning application, which LLFA conditioned due to insufficient detail provided in Surface water Drainage strategy. Following further correspondence with the applicant and their subsequent submission of surface water drainage details along with document titled ' Surface water drainage strategy ' for 25 Henley wood road. This document intends to condition no.5 of approval 222972, which requires details of implementation. All SuDS features to be maintained according to the manufacturer's recommendations. It is responsibility of the applicant to inform LLFA if there is any change in surface water design at construction stage.

Key elements include:

- **Surface Water Management (Section 1, Executive Summary, Page 9):**
 - All surface water from the roof (51 m² impermeable area) is attenuated and discharged at a maximum rate of 2.0 l/s to the existing network, which exceeds the calculated greenfield runoff rates (e.g., 0.39 l/s for a 100-year event, as per Section 2.5.5, Page 12). This demonstrates control of discharge rates to prevent flooding.
 - All hardstanding areas will use permeable paving, which promotes infiltration and storage, reducing runoff volumes (Section 4.4, Page 14). Rainwater harvesting via

water butts is proposed for external use, further reducing runoff (Section 4.5, Page 15).

- **SuDS Components and Design (Sections 3, 4, and 5):**

- Permeable paving is detailed with a 30% void ratio and 350 mm sub-base, providing a storage capacity of approximately 105 mm per m², sufficient for a 100-hour M6 storm with 87 mm rainfall (Section 4.4.1, Page 15). Pollution mitigation indices are provided, confirming suitability for domestic driveways (TSS 0.7, Metals 0.6, Hydrocarbons 0.7).
- Rainwater harvesting is supported with water butts in an "off-line" configuration, with a reference to a standard diverter (Section 4.5.1, Page 15). "End of pipe" solutions, such as retention tanks with hydraulic controls (e.g., hydrobrakes, orifice plates), are considered as a last resort (Section 4.7, Page 17).
- The document references Polypipe attenuation cells and protected orifice chambers (Appendix B, Pages 52-53), indicating specific components for the SuDS system.
- An indicative layout and pipe sizing are mentioned (Sections 6.1 and 6.2) and SuDS design complies with CIRIA 753, CIRIA 768, NPPF paragraph 182, and DEFRA Non-Statutory Technical Standards (Section 8, Page 8), ensuring alignment with industry best practices.

- **Greenfield Runoff Calculations (Section 2.5, Pages 11-12):**

- The document calculates greenfield runoff rates using the IH Report 124 methodology for small catchments (<50 ha), resulting in peak runoff rates of 0.10 l/s (1-year), 0.28 l/s (30-year), and 0.39 l/s (100-year). These calculations inform the design of the attenuation system to ensure discharge rates are appropriately controlled.

The document provides detailed information on the SuDS components, their design, and their alignment with site constraints and regulatory standards. The inclusion of permeable paving, rainwater harvesting, and controlled discharge via retention tanks demonstrates a robust approach to managing surface water. It is recommended that condition no. 5 related to surface water drainage may now be discharged.

Conditions & Reasons (if required)			
Date:	06/06/2025	Signed:	NT