

14 July 2026

Wokingham Borough Council
Shute End,
Wokingham
Berkshire,
RG40 1BN

Camp Hawk, Highfield Road, Crazies Road, Wargrave, Wokingham, RG10 8PU
Application Number: 240135

Taylor Consulting Engineers have been appointed on behalf the client to provide the design, modelling and details of the surface water drainage associated with the planning condition 6.

6. Drainage Details

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. BRE 365 test results demonstrating that infiltration is achievable.*
- 2. Full calculations demonstrating the performance of soakaways.*
- 3. Groundwater data confirming seasonal high groundwater levels in the area.*
- 4. 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.*
- 5. 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 use of the development and shall be maintained in the approved form for as long as the development remains on the site.

Proposed Surface Water System

Infiltration tests have been carried out on site which proved that the underlying strata is not suitable for infiltration.

There is a local watercourse on the site which will be the point of surface water disposal.

The surface water design uses the following

The infiltration rate has had a factor of safety of 2 applied.

The CV value is 0.95

The design has been simulated up to the 100-year+40 % climate change with no flooding occurring.

FEH-22 Rainfall data has been used within the simulation model.

The roof drainage is discharged into a gravity drainage system with a controlled discharge and cellular attenuation. The outfall from the control chamber will discharge into a shallow

swale which runs to the local watercourse. The swale will improve the water quality and allow for some infiltration (non-allowed for in the modelling) prior to discharge into the water course.

Rainwater butts will be located on the rwps where practical to recycle roof water for irrigation.

Maintenance schedules have been provided, and the owners of the properties will be responsible for maintaining all the drainage and SuDS elements on the site.

Conclusion

The surface water design follows current guidance and will provide a suitable method of disposal with no increased risk on or off-site. Drawings, Details, maintenance schedules and calculations are attached.

Regards



Your sincerely,
Graham Taylor IEng MICE