

**Date:** 27 February 2025  
**Application:** 250407



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Dear WBC Drainage,

**Permission In Principle Consultation**

**Application Number:** 250407

**Applicant:** Mr Edward Mather

**Site Address:** Land South of Oak Tree, Waingels Road, Charvil

**Parish:**

**Grid Reference:** Easting - 477501, Northing - 174710

**Type of Development:** Minor Dwellings (1-9) PiP

**Proposal:** Permission in principle application for a residential development comprising the erection of a minimum and a maximum of 9 dwellings.

**Case Officer:** James Fuller

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 250407. 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

|                             |                                                                                                                                      |                |        |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | NT                                                                                                                                   |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                                         | <b>App No:</b> | 250407 |
| <b>Address:</b>             | Land South of Oak Tree, Waingels Road, Charvil.                                                                                      |                |        |
| <b>Proposal:</b>            | Permission in principle application for a residential development comprising the erection of a minimum and a maximum of 9 dwellings. |                |        |
| <b>Type of Development:</b> | Minor Dwellings (1-9) PiP                                                                                                            |                |        |
| <b>Site Visit Made:</b>     | 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

LLFA received Permission in principle application for a residential development comprising the erection of a minimum and a maximum of 9 dwellings on 27<sup>th</sup> february 2025.

- Overall, the planning statement provides a reasonable starting point for the drainage strategy, but it lacks detailed information on key aspects such as ground conditions, connection to existing infrastructure, and long-term maintenance.
- I recommend that a **detailed drainage strategy** be developed and This should include:
  - A **Flood Risk Assessment (FRA)** to confirm the flood risk from all sources.
  - A **ground investigation** to determine the suitability of the site for infiltration-based SuDS.
  - A **surface water management plan** that includes detailed design of SuDS features and consideration of climate change.
  - A **maintenance plan** for the long-term management of the drainage system.
- By addressing these issues, the development can ensure that it manages surface water effectively, reduces flood risk, and complies with local and national planning policies.

In summary, while the site is in a low-risk flood zone, careful consideration of drainage and surface water management is essential to ensure that the development does not exacerbate existing flood risks or create new ones. A robust drainage strategy, incorporating SuDS and long-term maintenance, will be key to the success.

| Conditions & Reasons (if required) |            |                |    |
|------------------------------------|------------|----------------|----|
|                                    |            |                |    |
| <b>Date:</b>                       | 28/02/2025 | <b>Signed:</b> | NT |