

22 May 2025

Wokingham Borough Council
c/o Mr John Wren
Thames Valley Surveying
Greenbank
London Road
Reading
RG1 5AQ

**Radstock Primary School, Radstock Lane, Earley, Wokingham, RG6 5UZ:
Application Number: 250101**

Dear Wokingham Borough Council

The attached information has been provided to discharge the planning condition 5.

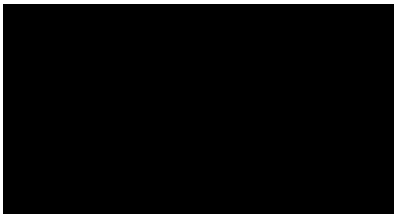
5. No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- 1) Calculations indicating the Greenfield runoff rate from the site.*
- 2) Full calculations demonstrating the capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at Greenfield rates, or preferably better.*
- 3) If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.*
- 4) Groundwater monitoring confirming seasonal high groundwater levels in the area.*
- 5) 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.*
- 6) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.*

1. Greenfield run-off rates have been attached
2. Drainage modelling for all storms up to and including the 100-year+40 % climate change has been provided. Due to the relatively small drained area the flow rate off-site has been limited to 2 litres/sec for the 100 year+40% climate change critical storm event. Reducing the flow rate further would increase the risk of blockage and flooding on site.
3. Infiltration tests have been carried out on site, which demonstrate that infiltration is not viable on the site; there are no watercourses close to the site, therefore, the proposed connection is to the existing surface water drainage, which discharges into the Thames Water public surface water sewer at a controlled rate. A capacity check will be issued to Thames Water to confirm capacity in their system along with an indirect S106 Application.

4. Groundwater monitoring is not required as infiltration is not the disposal method.
5. Drainage layouts and details have been provided. All SuDS features have base levels indicated. Above-ground SuDS have not been installed on this project due to the SEN use of the building and the risks associated with the users.
6. Maintenance schedules have been provided.

The information provided indicates the drainage system has been designed in accordance with best practice and in line with LLFA requirements.



Your sincerely,
Graham Taylor IEng MICE