

Date: 9 October 2024
Application: 242561



**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,

Variation/Removal of Condition Consultation

Application Number: 242561

Applicant: Ms A. West

Site Address: Reading Blue Coat School, Sonning Lane, Sonning, Wokingham, RG4 6SU

Parish: Sonning

Grid Reference: Easting - 475323, Northing - 175218

Type of Development: Minor All other developments

Proposal: Application to vary conditions 2 and 3 of planning consent 232925 (as amended by application 242223) for the proposed erection of a part single, part two storey building for educational purposes following the substantial demolition of existing building; permanent retention of temporary drama studio for educational purposes; external alterations, including new roof and cladding, to existing music annexe; associated hard and soft landscaping. Condition 2 refers to the approved details and 3 to external materials, and the variation is to allow for changes to footprint, bulk and appearance and to incorporate changes to the Surface Water Drainage Strategy.

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 242561. 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:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	242561
Address:	Reading Blue Coat School, Sonning Lane, Sonning, Wokingham, RG4 6SU.		
Proposal:	Application to vary conditions 2 and 3 of planning consent 232925 (as amended by application 242223) for the proposed erection of a part single, part two storey building for educational purposes following the substantial demolition of existing building; permanent retention of temporary drama studio for educational purposes; external alterations, including new roof and cladding, to existing music annexe; associated hard and soft landscaping. Condition 2 refers to the approved details and 3 to external materials, and the variation is to allow for changes to footprint, bulk and appearance and to incorporate changes to the Surface Water Drainage Strategy.		
Type of Development:	Minor All other developments		
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

We have reviewed **Stantec surface water drainage strategy report R001 Rev 02, dated 04/10/2024**, together with its appendices and have the following comments to make:

Geotechnical investigations completed on the school site indicated that shallow infiltration soakaways do not work effectively.

The development proposes deep bore soakaways (**Appendix D**) based on the assumption that this worked on an adjacent site, while recommending that deep bore infiltration tests be completed when the soakaways are installed, to confirm infiltration rates.

We note from the **micro-drainage calculations dated 02/10/2024** (Appendix E) that half drain times could not be calculated and three pipes flooded by 22.3m³ for the 1 in 100-year flood event with a 40% allowance for climate change.

We would anticipate that deep soakage test results are carried out first to confirm that the proposal is achievable before the variation can be applied for.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	14/10/2024	Signed:	Boniface Ngu
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