

Date: 4 August 2025
Application: 250835



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Outline Planning Approval Consultation

Application Number: 250835

Applicant: Mr R Ryan

Site Address: Land adjacent to Hutts Farm Cottage, Blagrove Lane, Wokingham, RG41 4AX

Parish: Wokingham Town

Grid Reference: Easting - 479833, Northing - 167196

Type of Development: Minor Dwellings (1-9)

Proposal: Outline application for the proposed erection of 3 no. detached dwellings with associated parking and access. (All matters reserved except for means of access and layout.)

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 250835.

The new details are as follows: **Amended plans have been received which see a reduction of the scheme from 4 to 3 dwellings. Revised technical information relating to trees, Biodiversity Net Gain and highways has also been received.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Connie Davis.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage	To (Case Officer):	Connie Davis
Service	WBC Drainage	App No:	250835
Address:	Land adjacent to Hutts Farm Cottage, Blagrove Lane, Wokingham, RG41 4AX.		
Type of Development:	Minor Dwellings (1-9)		
Proposal:	Outline application for the proposed erection of 3 no. detached dwellings with associated parking and access. (All matters reserved except for means of access and layout.)		
Site Visit Made:	No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

The greenfield site is within flood zone 1 and we would have no objection to the principle of the development, as represented by **location/site plan drawing 2685 08 dated July 2025**.

We note from the **application form** that surface water proposes soakaway while foul water management is unknown.

Based on the above and given that the development proposes increased impermeable areas, we would recommend the condition below:

Conditions & Reasons (if required)

No development shall take place until a drainage strategy report for the site has been submitted to and approved in writing by the LPA. The report shall include the following details:

- 1) Calculations indicating the Greenfield runoff rate from the site.
- 2) BRE 365 test results demonstrating that infiltration is achievable.
- 3) Full calculations demonstrating the performance of soakaways.
- 4) Full demonstration of how foul drainage will be managed.
- 5) Separate drainage systems for any proposed adopted highways and

residential dwellings.

- 6) Exceedance flow paths for events beyond the design events.
- 7) Groundwater monitoring confirming seasonal high groundwater levels in the area.
- 8) Simulation files (mdx, pfd, sws or iddx) for auditing.
- 9) 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.
- 10) 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 occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

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.

Date:	05/08/2025	Signed:	Boniface Ngu
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