

Date: 3 April 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 4 no. detached dwellings with associated parking and access. (All matters reserved except for means of access and layout.)

Case Officer: Connie Davis

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 250835. 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:	250835
Address:	Land adjacent to Hutts Farm Cottage, Blagrove Lane, Wokingham, RG41 4AX.		
Proposal:	Outline application for the proposed erection of 4 no. detached dwellings with associated parking and access. (All matters reserved except for means of access and layout.)		
Type of Development:	Minor Dwellings (1-9)		
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

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 03A dated March 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 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) BRE 365 test results demonstrating whether infiltration is achievable.
- 3) Full calculations demonstrating the performance of soakaways.
- 4) Separate drainage systems for any proposed adopted highways and residential dwellings.
- 5) Exceedance flow paths for events beyond the design events.
- 6) Groundwater monitoring confirming seasonal high groundwater levels

in the area.

- 7) 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.
- 8) 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:	06/04/2025	Signed:	Boniface Ngu
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