

Date: 28 January 2026
Application: 260214



**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,

Discharge of condition Consultation

Application Number: 260214

Applicant: Mr Hart

Site Address: Hatchgate End, Hatch Gate Lane, Cockpole Green, Wargrave, RG10 8NE

Parish: Wargrave

Grid Reference: Easting - 479976, Northing - 181065

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 251318 dated 08/09/2025. Condition 3. External Materials. 5. Landscaping. 6. Drainage. 7. External Lighting.

Case Officer: Nikita George

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 260214. 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 requested from the case officer.

Your observations are required in respect of this application by **18 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260214
Address:	Hatchgate End, Hatch Gate Lane, Cockpole Green, Wargrave, RG10 8NE.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 251318 dated 08/09/2025. Condition 3. External Materials. 5. Landscaping. 6. Drainage. 7. External Lighting.		
Type of Development:			
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

LLFA received Application for submission of details to comply with the following condition of planning consent 251318 dated 08/09/2025. Condition 3. External Materials. 5. Landscaping. 6. Drainage. 7. External Lighting on 28th January 2026.

The submitted SuDSmart Plus Sustainable Drainage Assessment reference 87257R 1 confirms that surface water from the development will be managed entirely on-site in accordance with DEFRA National SuDS Standards and Wokingham Borough Council local guidance.

1. Drainage Strategy

- Surface water will be managed via a SuDS-based infiltration strategy, comprising Rainwater harvesting for non-potable re-use; and geocellular soakaway for attenuation and infiltration. There will be no discharge to surface water or combined sewers, which accords with the SuDS hierarchy.

2. Infiltration Feasibility

- Site-specific infiltration testing (Groundfirst, October 2025) confirmed an infiltration rate of 5×10^{-5} m/s within chalk geology at Trial Pit TP02.v This rate is sufficient to support infiltration-based SuDS, and the soakaway has been located accordingly. No groundwater

was encountered to a depth of 2.2 m bgl, confirming adequate separation from groundwater levels.

3. Attenuation and Flood Risk

- The system has been designed to accommodate the 1 in 100 year rainfall event plus 40% climate change, including a 10% urban creep allowance. Required attenuation volume: 14.41 m³ and Proposed attenuation provided: 15.20 m³, providing additional freeboard.

4. Water Quality and Groundwater Protection

- The site lies partially within Groundwater Source Protection Zone III. Runoff is classified as very low to low pollution risk (primarily roof water).
- Water quality is managed through interception via rainwater harvesting; and filtration through soil and soakaway media prior to infiltration. No contamination issues have been identified, and the proposed SuDS complies with CIRIA SuDS Manual guidance.

5. Maintenance

- A full SuDS maintenance schedule is provided within Section 10 of the report.
- Ongoing management will be undertaken by the property owner for the lifetime of the development.

The submitted Sustainable Drainage Assessment demonstrates that surface water will be managed sustainably on-site via infiltration-based SuDS, with sufficient attenuation provided for the 1 in 100 year rainfall event plus 40% climate change. Site-specific infiltration testing confirms feasibility, flood risk is not increased on- or off-site, and appropriate long-term maintenance arrangements are in place. LLFA recommends drainage condition no.6 may now be discharged .

Conditions & Reasons (if required)

Date:	30/01/2026	Signed:	NT
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