

Date: 8 January 2025
Application: 243228



**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,

Full Planning Approval Consultation

Application Number: 243228

Applicant: C/O Agent

Site Address: Reddam House, Bearwood Road, Sindlesham, Wokingham, RG41 5BG

Parish: Arborfield and Newland

Grid Reference: Easting - 477702, Northing - 169052

Type of Development: Major All other developments

Proposal: Full application for the proposed erection of 1 no. two storey building to form a boarding house with associated plant equipment, landscaping, highway and other related works, following demolition of existing outbuildings.

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 243228. 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:	243228
Address:	Reddam House, Bearwood Road, Sindlesham, Wokingham, RG41 5BG.		
Proposal:	Full application for the proposed erection of 1 no. two storey building to form a boarding house with associated plant equipment, landscaping, highway and other related works, following demolition of existing outbuildings.		
Type of Development:	Major 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 **Elliotwood flood risk assessment 2240251-EWP-ZZ-XX-RP-C-00001 P2 dated 19/12/2024** and have the following comments to make:

The site is within flood zone 1 and foul and surface water drainage networks are proposed to drain to the existing private drainage network via gravity.

A CCTV survey of the existing drainage, from connection point to outfall, is to be carried out prior to construction to confirm the location, size and condition.

Any existing drainage found to be in an unsuitable condition is to be remediated or replaced prior to connection of the proposed development drainage.

The proposed surface water drainage network for the development is to be designed to accommodate the 1 in 100-year flood event with a 40% allowance for climate change.

We have also reviewed **Elliotwood drainage strategy report 2240251-EWP-ZZ-XX-RP-C-00002 P2 dated 19/12/2024**, together with its appendices and have the following comments to make:

The drainage strategy proposes blue roofs (level 2), green roofs (level 1), permeable paving, rain gardens and a filter strip, as represented on **drainage strategy drawing C 00001 P3 dated 19/12/2024** (Appendix F).

We note that the existing site discharge may be by infiltration, but the development is proposing pumping surface water and discharging at a controlled rate of 2.92l/s (Green/blue roof calculations in Appendix G), into an existing surface water drainage ditch to the east of the building, as represented in **Appendix F**, due to site level issues.

We also note that **section 6.3** proposes infiltration testing and groundwater monitoring, which we will require to see prior to any development starting, given that the filter strip (for the access road) and rain gardens will be draining via infiltration.

Pumping can only be a last resort, once we have the infiltration test results and infiltration is not achievable.

Maintenance is going to be the responsibility of the owner, in accordance with section 7 of the drainage strategy report.

Based on the above, 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. BRE 365 test results demonstrating whether infiltration is achievable or not.
2. Groundwater monitoring confirming seasonal high groundwater levels in the area.
3. The state of the receiving ditch demonstration its receiving capacity.
4. A final drainage strategy plan indicating the location and sizing of drainage features.

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:	09/01/2025	Signed:	Boniface Ngu
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