

Date: 15 January 2026
Application: 253122



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Permission In Principle Consultation

Application Number: 253122

Applicant: Sat Bar Assets Ltd

Site Address: Land at Cooks Hill Cottage, Bath Road, Knowl Hill

Parish:

Grid Reference: Easting - 481855, Northing - 178918

Type of Development: Minor Dwellings (1-9)

Proposal: Permission in Principle application for the erection of up to 5 dwelling houses.

Case Officer: Phillip Richards

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 253122. 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 **5 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	253122
Address:	Land at Cooks Hill Cottage, Bath Road, Knowl Hill.		
Proposal:	Permission in Principle applicaiton for the erection of up to 5 dwelling houses.		
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

LLFA received this Permission in Principle applicaiton for the erection of up to 5 dwelling houses. Also reviewed the submitted information in relation to surface water flood risk and drainage. Location is in flood zone 1 .

At present, insufficient information has been provided to demonstrate that surface water runoff from the proposed development can be managed appropriately without increasing flood risk on-site or to neighbouring land. As such, the LLFA is unable to fully assess the acceptability of the proposal from a surface water drainage perspective.

To enable further consideration, the following information is required:
Required Surface Water Drainage Information

A detailed surface water drainage strategy should be submitted, which must:

1. Demonstrate compliance with the SuDS hierarchy, prioritising:
 - Rainwater reuse,
 - Infiltration,
 - Attenuation with controlled discharge (only where infiltration is not feasible).
2. Confirm the proposed method of surface water disposal, including:
 - Results of site-specific infiltration testing undertaken in accordance with BRE Digest 365, where infiltration drainage is proposed; or
 - Justification where infiltration is not feasible, supported by ground investigation evidence.

3. Provide drainage calculations and plans showing that:
 - Post-development runoff rates and volumes do not exceed greenfield (or existing) rates;
 - Surface water is managed for all rainfall events up to and including the 1 in 100 year event plus an appropriate climate change allowance.
4. Include exceedance flow routing, demonstrating how flows will be safely managed during events exceeding the design capacity, without flooding buildings or causing off-site impacts.
5. Include a maintenance and management plan for all proposed drainage features for the lifetime of the development.

Until the above information is submitted and agreed, the LLFA cannot confirm that the development will be safe from surface water flooding or will not increase flood risk elsewhere

Conditions & Reasons (if required)			
Date:	19/01/2026	Signed:	NT