

Date: 10 July 2026
Application: 261624



**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: 261624

Applicant: Mr Stuart Garnett

Site Address: Land West of Hogmoor Lane, Hurst

Parish: St. Nicholas, Hurst

Grid Reference: Easting - 479751, Northing - 174108

Type of Development: Minor Dwellings (1-9) PiP

Proposal: Permission in principle application for the proposed erection of a maximum of 2 no. dwellings (or a minimum of 1 no. dwelling), including formation of an access from Hogmoor Lane.

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 261624. 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 **31 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	261624
Address:	Land West of Hogmoor Lane, Hurst.		
Proposal:	Permission in principle application for the proposed erection of a maximum of 2 no. dwellings (or a minimum of 1 no. dwelling), including formation of an access from Hogmoor Lane.		
Type of Development:	Minor Dwellings (1-9) PiP		
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 site lies within Flood Zone 1 and is at Low risk of fluvial flooding. A mapped area of surface water flood risk is present, associated with the roadside ditch along the site's eastern/northern boundary, and is accepted as being substantively contained within this feature rather than posing a risk to the developable area.

Further Information Required

1. **Ditch conveyance vs. downstream culvert capacity.** The FRA's own calculations show the ditch conveys approximately 0.24m³/s, while the existing downstream culverts have an estimated capacity of only 0.05m³/s a material existing hydraulic restriction. Please provide evidence (e.g. site observations or maintenance records) that this restriction does not in practice cause upstream backing-up, before the "Low risk" conclusion can be relied upon.
2. **Land Drainage Act consent.** Please confirm that any culvert or crossing of the ditch will be subject to separate Ordinary Watercourse Consent, and provide justification for a culverted crossing rather than an open-span alternative.

3. **Groundwater.** JBA emergence data indicates levels within 0.025m of ground surface, effectively at or near the surface. Please provide a site-specific ground investigation (trial pits/monitoring) to confirm actual groundwater conditions and inform final Finished Floor Levels, in addition to the proposed 150mm freeboard.

4. **Surface water drainage strategy.** Please provide a detailed surface water drainage strategy, including SuDS scheme, demonstration of greenfield runoff rates (with climate change allowance), the discharge hierarchy, and infiltration testing (BRE365) given the site's high groundwater and sandy soils.

The LLFA is unable to finalise its recommendation until the above points have been addressed.

Conditions & Reasons (if required)			
Date:	15/07/2026	Signed:	NT