

Date: 2 December 2024
Application: 242994



**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,

Householder Consultation

Application Number: 242994

Applicant: Mr Craig Mortimer-Zhika

Site Address: Highwood House, Church Lane, Arborfield, Wokingham, RG2 9JA

Parish: Arborfield and Newland

Grid Reference: Easting - 475518, Northing - 167606

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of a detached outbuilding.

Case Officer: James Fuller

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 242994. 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:	NT		
Service	WBC Drainage	App No:	242994
Address:	Highwood House, Church Lane, Arborfield, Wokingham, RG2 9JA.		
Proposal:	Householder application for the proposed erection of a detached outbuilding.		
Type of Development:	Other Householder		
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 a Householder application for the proposed erection of a detached outbuilding on 2nd December 2024. The proposed erection of a detached outbuilding may affect surface water drainage by increasing the impermeable area on the site, potentially leading to increased surface water runoff.

It is important to ensure that the development does not exacerbate local flooding or overwhelm existing drainage systems. Mitigation measures, such as the incorporation SuDS, should be considered. These could include permeable paving, rainwater harvesting, or soakaways to manage runoff effectively.

Additionally, landscaping with vegetation can enhance natural water infiltration.

A drainage strategy should be submitted to demonstrate how surface water will be managed, ensuring post-development runoff does not exceed pre-development levels.

Conditions & Reasons (if required)

Date:	03/12/2024	Signed:	NT
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