

Date: 12 September 2025
Application: 251774



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,

Outline Planning Approval Consultation

Application Number: 251774

Applicant: Mr K Andrews

Site Address: 1B Old Sawmill Lane, Crowthorne, Wokingham, RG45 6LN

Parish: Wokingham Without

Grid Reference: Easting - 484204, Northing - 164880

Type of Development: Minor Dwellings (1-9)

Proposal: Outline application for the proposed erection of 2no. self-build dwellings with associated parking and access. (All matters reserved except for means of appearance and landscaping)

Case Officer: Benjamin Hindle

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 251774. 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 **3 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	251774
Address:	1B Old Sawmill Lane, Crowthorne, Wokingham, RG45 6LN.		
Proposal:	Outline application for the proposed erection of 2no. self-build dwellings with associated parking and access. (All matters reserved except for means of appearance and landscaping)		
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

The site is within flood zone 1 but in an area that experiences very shallow groundwater levels.

With groundwater levels between 0.025m and 0.5m below ground level, we need to understand how surface water runoff from the development will be managed to ensure that the development can take place without increasing flood risk on or off site.

We need to see groundwater monitoring results illustrating what seasonal high groundwater levels are, together with a drainage strategy report demonstrating how flood risk from the proposal will be managed.

The drainage strategy report should address all issues relating to surface water and groundwater flooding. Issues relating to:

- 1) Calculations indicating the existing runoff rate from the site.
- 2) BRE 365 test results demonstrating whether infiltration is achievable or not.
- 3) Use of SuDS following the SuDS hierarchy, preferably infiltration.
- 4) Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at Greenfield rates, or preferably better.
- 5) Simulation files (mdx, pfd, sws or iddx) for auditing.
- 6) If connection to an existing surface water sewer is proposed, we need to

understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.

9) Groundwater monitoring confirming seasonal high groundwater levels in the area.

10) A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.

11) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

Also note that connection to ordinary watercourses require ordinary watercourse consent via floodriskdc@wokingham.gov.uk

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.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	15/09/2025	Signed:	Boniface Ngu
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