

Date: 10 July 2025
Application: 251586



**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: 251586

Applicant: Mr Usman Ulhaq

Site Address: 8 Culver Lane, Earley, Wokingham, RG6 1DS

Parish: Earley

Grid Reference: Easting - 474265, Northing - 172971

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of a 1-bedroom detached dwelling within the curtilage land along with associated access, parking and bin storage plus new crossover, dropped kerb following demolition of existing detached garage and conservatory to No 8, Culver Lane and new crossover onto Culver Lane.

Case Officer: Rowan Reynolds

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 251586. 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:	251586
Address:	8 Culver Lane, Earley, Wokingham, RG6 1DS.		
Proposal:	Full application for the proposed erection of a 1-bedroom detached dwelling within the curtilage land along with associated access, parking and bin storage plus new crossover, dropped kerb following demolition of existing detached garage and conservatory to No 8, Culver Lane and new crossover onto Culver Lane.		
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

Proposal: Full application for the erection of a 1-bedroom detached dwelling within the curtilage land, including associated access, parking, bin storage, new crossover and dropped kerb, following demolition of an existing detached garage and conservatory at No. 8 Culver Lane.

Flood Risk and Surface Water Drainage Comments:

1. Flood Risk Context:

- The site appears to lie within Flood Zone 1, indicating a low probability of fluvial flooding. However, consideration should still be given to surface water flood risk, especially due to the proposed intensification of development on a residential plot and associated impermeable area increase.

2. Surface Water Management:

- No drainage strategy has been submitted with the application. We request that a detailed surface water drainage strategy is provided in accordance with the Non-Statutory Technical Standards for SuDS

and local policies. Surface water runoff should be managed on site using SuDS such as permeable paving, rain gardens, or soakaways. The proposed drainage system should aim to mimic greenfield runoff rates and volumes, or provide justification if this cannot be achieved. Clear plans should be submitted showing proposed SuDS features, Pipe runs and flow routes, Location of outfall (if any) and Maintenance access

3. Site Layout Considerations:

Care must be taken to ensure that surface water is not discharged onto the public highway or neighbouring properties. The introduction of a new impermeable surface (access, crossover, etc.) increases the need for on-site attenuation. The applicant should also demonstrate that there is no increase in flood risk on or off site as a result of the proposed works. A SuDS maintenance plan must be provided to confirm how any drainage systems will be maintained throughout the lifetime of the development.

At this stage, the LLFA request further information to the application pending submission of an acceptable surface water drainage strategy that demonstrates compliance with relevant SuDS guidance and ensures no increase in flood risk.

Conditions & Reasons (if required)

Date:	14/7/2025	Signed:	NT
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