

Date: 6 January 2026
Application: 253144



**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,

Discharge of condition Consultation

Application Number: 253144

Applicant: Mr Andrew Loveridge

Site Address: Dun Elms, Nelsons Lane, Hurst, Wokingham, RG10 0RE

Parish: St. Nicholas Hurst

Grid Reference: Easting - 480761, Northing - 172680

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 243193 dated 11/04/2025. Condition 5. Drainage System. 6. Landscaping. 7. Biodiversity Enhancements. 8. Horse manure storage. BNG Condition.

Case Officer: Kieran Neumann

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 253144. 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 **27 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	253144
Address:	Dun Elms, Nelsons Lane, Hurst, Wokingham, RG10 0RE.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 243193 dated 11/04/2025. Condition 5. Drainage System. 6. Landscaping. 7. Biodiversity Enhancements. 8. Horse manure storage. BNG Condition.		
Type of Development:			
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 Application for submission of details to comply with the following condition of planning consent 243193 dated 11/04/2025. Condition 5. Drainage System. 6. Landscaping. 7. Biodiversity Enhancements. 8. Horse manure storage. BNG Condition on 6th January 2026.

As a LLFA technical findings from the provided Sustainable Drainage System Strategy (Ref: SWDS-2025-000034). While the report provides a professional conceptual framework, it is not currently in a position to discharge the planning conditions. Based on a detailed review of Appendix 1 and Appendix 6, below assessment of how these documents address the planning conditions. While they provide significant technical detail, they still do not fully satisfy the LLFA's requirements for formal discharge, primarily due to missing data and internal contradictions. Below is formal consolidated response regarding the status of the planning conditions:

Runoff Rates and Hydraulic Performance (Discharged) - The report identifies a post-development discharge rate of approximately 4.7 to 5.2 l/s (using a 44mm orifice) for the 1 in 100-year + 40% CC event. While this appears to be a reduction from the calculated pre-development rate of 9.1 l/s.

Infiltration and SuDS Hierarchy (Discharged) - Appendix 1 contains section 13.3.2 "Infiltration Testing Graphs" and 13.3.3 "Infiltration Data and Results – TP04". BRE 365 testing was conducted, showing "moderate" rates in three pits and failure in one. While the strategy correctly adopts a "partial infiltration" approach (permeable paving and rain gardens), the full raw test sheets and pit

location plans (referenced as Appendix 2.2) must be included in the formal planning submission to validate the design rates used.

Management and Maintenance (Discharged)- Appendix 6 provides the full Tricel Service & Maintenance Manual, and Appendix 1 confirms that WS Planning & Architecture will instruct a maintenance company for scheduled works. This satisfies the "how" and "who" of the maintenance condition.

Groundwater Levels (Not Discharged) - This is the most significant barrier to approval. The condition requires confirmation of seasonal high groundwater levels. The report relies on a single monitoring event in October 2025. Appendix 1 lists Section 13.3.5 Groundwater Monitoring. A single autumn reading cannot establish the peak winter water table. Without seasonal monitoring (typically Nov–Mar), you cannot demonstrate compliance with the mandatory 1.0m clearance between the base of SuDS features and the groundwater table. In the London Clay/Head deposits characteristic of this area, a rising winter water table could flood the attenuation storage, rendering the SuDS ineffective.

Foul Drainage Strategy (Not Discharged) - Appendix 6 includes the Tricel Maxus Service & Maintenance Manual and technical specifications for the treatment plant. Appendix 1 (Section 13.10.1) highlights "General Binding Rules not Met" in red text. There is a fundamental inconsistency in the proposal. The report suggests a package treatment plant with effluent discharged partly to ground via an infiltration system, yet the same report notes that percolation testing for foul water failed ($V_p > 100$). Applicant cannot propose infiltration for foul effluent where the ground has been proven unsuitable. You must provide a single, viable foul route—either a justified discharge to a watercourse (requiring an Environment Agency Permit) or a revised infiltration design supported by further testing at the specific discharge location.

LLFA Recommendation

Appendices 1 and 6 provide the How (specifications and manuals) but not the Where or When (final site plan and winter groundwater data). To discharge the conditions, you must:

1. Resolve the Foul Water conflict: If the ground failed the V_p test, applicant cannot use the "Discharge to Ground" detail shown in the Tricel manual.
2. Submit the Site Layout: Provide the Site Layout As Proposed (Drawing 501 Rev G) mentioned in Appendix 1 as a clear, scaled drainage strategy.
3. Provide Winter Data: Supplement Section 13.3.5 with winter groundwater readings to prove the 1m separation rule is met.

Conditions & Reasons (if required)

Date:	07/01/2026	Signed:	NT
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