

Date: 4 March 2026
Application: 260424



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Reg 3 Planning Approval Consultation

Application Number: 260424

Applicant: Mr Jon Charman

Site Address: Keep Hatch Primary School, Ashridge Road, Wokingham, RG40 1PG

Parish: Wokingham

Grid Reference: Easting - 481954, Northing - 169400

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of a detached single storey building to form a new SEND unit with associated landscaping.

Case Officer: Phillip Richards

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 260424. 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 **25 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260424
Address:	Keep Hatch Primary School, Ashridge Road, Wokingham, RG40 1PG.		
Proposal:	Full application for the proposed erection of a detached single storey building to form a new SEND unit with associated landscaping.		
Type of Development:	Minor All other developments		
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 Full application for the proposed erection of a detached single storey building to form a new SEND unit with associated landscaping on 4th March 2024 .

The site is located within Flood Zone 1 and is therefore considered to have a very low probability of fluvial flooding according to mapping produced by the Environment Agency.

The submitted drainage information states that the proposed development will reduce peak surface water discharge from the site. The existing 1-year runoff rate is estimated to be approximately 7.2 l/s, while the proposed development will restrict discharge to 3.5 l/s. Surface water runoff will be attenuated on site via a below-ground cellular storage tank prior to discharge.

The drainage strategy indicates that the attenuation system has been designed to accommodate the 1 in 100 year rainfall event including a 40% allowance for climate change. Exceedance flows are stated to follow existing overland flow routes away from buildings and towards lower areas of the site, as shown within the submitted overland flow plan.

Surface water discharge is proposed to connect to the existing surface water sewer located within Ashridge Road, which ultimately forms part of the public sewer network managed by Thames Water.

Based on the information provided, the proposed drainage approach appears to be broadly consistent with the drainage hierarchy and the principles of sustainable drainage as outlined within the Non-Statutory Technical Standards for Sustainable Drainage Systems. However, detailed design information has not been fully provided at this stage. Therefore, should the LPA be minded granting planning permission, the LLFA recommends that a planning condition is imposed to secure the detailed surface water drainage design.

LLFA Recommendation: No objection subject to condition.

Conditions & Reasons (if required)

No development shall commence until a detailed surface water drainage scheme has been submitted to and approved in writing by the LPA in consultation with LLFA. The scheme shall be based on the principles set out within the submitted drainage information and shall include details of the proposed attenuation storage, discharge control, exceedance flow routing, and management and maintenance arrangements. The approved scheme shall thereafter be implemented prior to the first use of the development and maintained for the lifetime of the development.

Date:	11/03/2026	Signed:	NT
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