

Date: 9 July 2025
Application: 251580



**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,

Permission In Principle Consultation

Application Number: 251580

Applicant: Mr Edward Mather

Site Address: Land to the north of 6 Woodlands Avenue, Woodley, Reading, RG5 3HJ

Parish: Woodley

Grid Reference: Easting - 476051, Northing - 173141

Type of Development: Minor Dwellings (1-9) PiP

Proposal: Permission in principle application for residential development (including demolition of an existing bin store) comprising the erection of a minimum of 2 and a maximum of 4 dwellings.

Case Officer: Helen Maynard

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 251580. 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:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	251580
Address:	Land to the north of 6 Woodlands Avenue, Woodley, Reading, RG5 3HJ.		
Proposal:	Permission in principle application for residential development (including demolition of an existing bin store) comprising the erection of a minimum of 2 and a maximum of 4 dwellings.		
Type of Development:	Minor Dwellings (1-9) PiP		
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 and we would have no objection to the principle of the development, as represented by **illustrative proposed site plan drawing 02-10 B dated May 2025**.

We would however anticipate seeing a drainage strategy report that addresses the following:

- 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.
- 7) A demonstration of how surface water runoff is going to be catered for, given that the eastern boundary already experiences low risk surface water flooding.
- 8) A description of how the proposed development will deal with surface water overland flows.

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.

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:	11/07/2025	Signed:	Boniface Ngu
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