

Date: 3 September 2024
Application: 242063



**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,

Full Planning Approval Consultation

Application Number: 242063

Applicant: Henry Giles

Site Address: Wind In The Willows, Islandstone Lane, Hurst, Wokingham, RG10 0RJ

Parish: St. Nicholas Hurst

Grid Reference: Easting - 480424, Northing - 172964

Type of Development: Minor Gypsy and traveller pitches (1-9)

Proposal: Full application for the proposed subdivision of the existing gypsy and traveller site and the expansion of the use to provide 4 additional pitches on site (6 pitches in total) alongside the erection of ancillary day rooms.

Case Officer: Claire Moore

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 242063. 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:	242063
Address:	Wind In The Willows, Islandstone Lane, Hurst, Wokingham, RG10 0RJ.		
Proposal:	Full application for the proposed subdivision of the existing gypsy and traveller site and the expansion of the use to provide 4 additional pitches on site (6 pitches in total) alongside the erection of ancillary day rooms.		
Type of Development:	Minor Gypsy and traveller pitches (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

LLFA received this Full application for the proposed subdivision of the existing gypsy and traveller site and the expansion of the use to provide 4 additional pitches on site (6 pitches in total) alongside the erection of ancillary day rooms.

LLFA provided comments on pre application no.232896 and asked for more information as site is in flood zone 2.

LLFA recommended to know the impermeable, permeable and total area for proposed development. LLFA requires more information including the following.

1. Applicant needs to follow SuDS Hierarchy. If proposing infiltration then evidence should be provided to support results (to BRE 365 standard or similar approved)
2. Calculations indicating the Existing runoff rate from the site and Control of site discharge with 40% betterment of existing or green field whichever is achievable.
3. Calculations to demonstrate that any SuDS features have been sized to cater for runoff generated by the 1 in 100 year flood event with a 40% allowance for climate change in accordance with new guidelines.

4. 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.
5. A FRA / drainage strategy report along with 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.
6. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

Prior associates submitted drainage strategy ref no.16698 but failed to submit the necessary information regarding surface water drainage asked above and in preapplication. Moreover site is in flood zone 2 so Approval from EA is also required. LLFA objects to above application .

Conditions & Reasons (if required)

Date:	06/09/2024	Signed:	NT
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