

Date: 20 March 2025
Application: 250655



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,

Approval of Reserved Matters Consultation

Application Number: 250655

Applicant: The Owner and/or Occupier

Site Address: Land at and to the rear of 238 and 240, Nine Mile Ride, Finchampstead, RG40 3QD

Parish: Finchampstead

Grid Reference: Easting - 480157, Northing - 164785

Type of Development: Major Dwellings (10+)

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent 211889 (approved under appeal ref.

APP/X0360/W/22/3295631 dated 13/12/2022) for the erection of 26 no. dwellings and associated infrastructure, landscaping and demolition of existing dwellings. Details of appearance, landscaping, layout and scale to be considered.

Case Officer: Mark Croucher

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 250655. 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:	250655
Address:	Land at and to the rear of 238 and 240, Nine Mile Ride, Finchampstead, RG40 3QD.		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent 211889 (approved under appeal ref. APP/X0360/W/22/3295631 dated 13/12/2022) for the erection of 26 no. dwellings and associated infrastructure, landscaping and demolition of existing dwellings. Details of appearance, landscaping, layout and scale to be considered.		
Type of Development:	Major Dwellings (10+)		
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

We have reviewed the WSP flood risk assessment report 70114-FRA-002 dated September 2023 together with its appendices and have the following comments to make:

The 1.9ha site is within flood zone 1 and generally slopes from south (83.7mAOD) to North (74.7mAOD).

The development proposes surface water management via soakaway, as represented on concept surface water drainage strategy drawing SK-D-0501 P01 dated 23/08/2023 (Appendix F).

The site investigation report (Appendix D) states that groundwater varies from 0.5 – 4.95mbgl while infiltration testing indicated not achievable at some locations, while varying from 2.29×10^{-6} m/s to 2.54×10^{-7} m/s in other locations.

Section 7.1.7 of the FRA report recommends site specific BRE365 test since infiltration rates have been assumed. This is confusing, when compared to what is said in the immediate paragraph above. We require clarification on that.

Also, given that groundwater levels could be as high as 0.5mbgl how will infiltration work?

We note that attenuation is proposed to cater for the 1 in 100-year flood event with a 40% allowance for climate change, via access roads, driveways and the rears of properties, with maintenance being the responsibility of homeowners or a management company (Section 5.6).

We have no objection to the principle of the development, but the information provided does not demonstrate how flood risk will be managed to ensure that the development does not increase flood risk elsewhere.

We will also look forward to the drainage strategy report which addresses drainage details and flood risk management issues.

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:	25/03/2025	Signed:	Boniface Ngu
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