

Date: 3 April 2025
Application: 250414



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Householder Consultation

Application Number: 250414

Applicant: Mr Pete Abbott

Site Address: Wyse Hill Lodge, The Village, Finchampstead, Wokingham, RG40 4JR

Parish: Finchampstead

Grid Reference: Easting - 479157, Northing - 163132

Type of Development: Other Householder

Proposal: Householder application for the proposed creation of a new access and associated landscaping.

Case Officer: Ben McEwan

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 250414. 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:	250414
Address:	Wyse Hill Lodge, The Village, Finchampstead, Wokingham, RG40 4JR.		
Proposal:	Householder application for the proposed creation of a new access and associated landscaping.		
Type of Development:	Other Householder		
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 existing dwelling is within flood zone 1 and the new access is proposed over a ditch to the northern boundary. The area experiences surface water flooding for all events.

We note from Butterworth Planning statement dated February 2025 that the proposed access will be approximately 3.5m wide and extend from the highway 3.4m into the site before reaching a parking area, with the access and parking area constructed of cellweb placed on top of the existing surface.

We would have no objection to the principle of the development as represented by **proposed site plan and sections drawing 114/200 E dated July 2022**.

We would however need clarification on details of the sizing of the pipe for the access to ensure that it does not act as a constriction that will lead to flooding.

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:	06/04/2025	Signed:	Boniface Ngu
--------------	------------	----------------	--------------