

**Date:** 9 March 2026  
**Application:** 260401



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Dear WBC Drainage,

**Full Planning Approval Consultation**

**Application Number:** 260401

**Applicant:** Klara Ascot Limited

**Site Address:** Land to the south of 38 Finchampstead Road, Wokingham, RG40 2NN

**Parish:** Wokingham

**Grid Reference:** Easting - 480979, Northing - 168177

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

**Proposal:** Full application for the proposed erection of 1 no. detached dwelling with associated parking, landscaping and drainage infrastructure.

**Case Officer:** Marcus Watts

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 260401. 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 **30 March 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                         |                |        |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | NT                                                                                                                                      |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                                            | <b>App No:</b> | 260401 |
| <b>Address:</b>             | Land to the south of 38 Finchampstead Road, Wokingham, RG40 2NN.                                                                        |                |        |
| <b>Proposal:</b>            | Full application for the proposed erection of 1 no. detached dwelling with associated parking, landscaping and drainage infrastructure. |                |        |
| <b>Type of Development:</b> | Minor Dwellings (1-9)                                                                                                                   |                |        |
| <b>Site Visit Made:</b>     | 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 1 no. detached dwelling with associated parking, landscaping and drainage infrastructure on 9<sup>th</sup> march 2026.

The application site is located within Flood Zone 1, which is defined by the Environment Agency as land having a low probability of flooding from rivers and the sea. Whilst the site is not considered to be at significant risk of fluvial or tidal flooding, the Lead Local Flood Authority (LLFA) is a statutory consultee on surface water drainage matters for major development and provides advice to ensure that new development does not increase flood risk elsewhere.

### Surface Water Drainage

The proposed development will introduce new impermeable areas associated with the dwelling, parking areas and hardstanding which may increase surface water runoff if not appropriately managed. Surface water arising from the development should therefore be managed in accordance with the drainage hierarchy set out within national planning policy and the Non-statutory Technical Standards for Sustainable Drainage Systems.

### LLFA Requirements

The applicant should demonstrate that:

1. Surface water runoff from the development will be managed on site wherever practicable and will not increase flood risk to the site or surrounding land.
2. A Sustainable Drainage Systems (SuDS) strategy is provided which prioritises:
  - Infiltration to ground where feasible (e.g. soakaways or permeable paving),
  - Discharge to a watercourse,
  - Discharge to a surface water sewer,
  - Discharge to a combined sewer only as a last resort.
3. Infiltration testing should be undertaken in accordance with BRE Digest 365 to confirm whether infiltration drainage is feasible.
4. Surface water drainage should be designed to accommodate the 1 in 100 year rainfall event including an allowance for climate change.
5. Details of the management and maintenance arrangements for the drainage infrastructure should be provided to ensure the long-term operation of the SuDS features.

### Conditions & Reasons (if required)

|              |            |                |    |
|--------------|------------|----------------|----|
| <b>Date:</b> | 12/03/2026 | <b>Signed:</b> | NT |
|--------------|------------|----------------|----|