

Date: 26 July 2024
Application: 241903



**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,

Discharge of condition Consultation

Application Number: 241903

Applicant: Mr & Mrs J Marino

Site Address: Willow Wick Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3QH

Parish: Finchampstead

Grid Reference: Easting - 480573, Northing - 164538

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 232502 dated 05/12/2023. Condition 3, External Materials, Condition 4, Landscaping, Condition 6, Cycle parking details, Condition 7, EVC Charging and Condition 8, Drainage.

Case Officer: Benjamin Hindle

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 241903. 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:	241903
Address:	Willow Wick Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3QH.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 232502 dated 05/12/2023. Condition 3, External Materials, Condition 4, Landscaping, Condition 6, Cycle parking details, Condition 7,EVC Charging and Condition 8, Drainage.		
Type of Development:			
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 discharge of application for submission of details to comply with the following condition of planning consent 232502 dated 05/12/2023. Condition 3, External Materials, Condition 4, Landscaping, Condition 6, Cycle parking details, Condition 7,EVC Charging and Condition 8, Drainage.

Applicant submitted report reference no. 81248R1 as drainage strategy. The site is currently a residential property featuring a single detached dwelling, a swimming pool, parking, and landscaped areas. The proposed development involves demolishing the existing building to construct a new dwelling and a two-car carport. The existing swimming pool will be retained as an open-air pool, with enhancements to the soft landscaping.

Summary of Discharge Routes and Runoff Rate and Attenuation Requirements:

The site has high infiltration potential due to its underlying sandstone geology. However, a shallow water table suggests that infiltration may not be feasible. Currently, surface water is discharged to a nearby pond, which remains the most viable option for the new development.

The site is not close to a public sewer network, and foul drainage will connect to an existing sewer 100m north on Heath Ride Lane.

To prevent flooding during extreme weather events, 2.90 m³ of attenuation is required, ensuring compliance with a 1 in 100-year storm event standard, including a 40% climate change allowance. Further investigation is needed to confirm the pond's capacity for surface water runoff. Existing drainage routes and services must be verified before starting any work, with necessary permissions and protections arranged.

Drawing no. 23082 PDL -01 and drawing no. 81248 - PDL - 01 shows drainage strategy layout. As per the submitted information the catchment plan remains the same and applicant provided drainage calculation for the proposed site.

It is recommended to check pond's capacity and considering above LLFA recommends approving the application.

Conditions & Reasons (if required)			
Date:	04/09/2024	Signed:	NT