

Date: 27 May 2025
Application: 251223



**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: 251223

Applicant: Mr LEWIS GALLAGHER

Site Address: 121 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG

Parish: Finchampstead

Grid Reference: Easting - 479327, Northing - 166217

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no. dwelling, following demolition of existing dwelling and outbuildings.

Case Officer: Connie Davis

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 251223. 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:	251223
Address:	121 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG.		
Proposal:	Full application for the proposed erection of 1no. dwelling, following demolition of existing dwelling and outbuildings.		
Type of Development:	Minor Dwellings (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

The existing dwelling is within flood zone 1 and we will have no objection to the principle of its replacement, as represented by **floor plans and elevations drawings uploaded on NEC DM on the 27/05/2025**.

The **application form** states that surface water will be managed via soakaways while foul water will discharge into an existing foul sewer, as it does in the existing dwelling setup.

The **design and access statement 431.MP.23.04.25 v1.0 dated April 2025**, states that the highest point of the site occurs in the south-eastern corner (57.74mAOD) which then falls steadily to 56.74mAOD, north-east. There is also a gentle west to east fall.

We note that surface water and foul water drainage plans have been provided but as details to accompany the plans have not been provided, we would **recommend the condition below**:

NB: Foul drainage connections into an existing sewer fall within the utility provider's remit.

Conditions & Reasons (if required)

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall

include:

- 1) BRE 365 test results demonstrating that infiltration is achievable.
- 2) Full calculations demonstrating the performance of soakaways.
- 3) Groundwater monitoring confirming seasonal high groundwater levels in the area.
- 4) A drainage strategy 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.
- 5) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Date:	28/05/2025	Signed:	Boniface Ngu
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