

Date: 25 September 2025
Application: 252129



**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,

Full Planning Approval Consultation

Application Number: 252129

Applicant: MR ANDREW RUSSELL

Site Address: 247 Finchampstead Road, Finchampstead, Wokingham, RG40 3JR

Parish: Finchampstead

Grid Reference: Easting - 480200, Northing - 166072

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for proposed development of 1no. detached, three bed chalet bungalow.

Case Officer: James Fuller

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 252129. 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 **16 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252129
Address:	247 Finchampstead Road, Finchampstead, Wokingham, RG40 3JR.		
Proposal:	Full application for proposed development of 1no. detached, three bed chalet bungalow.		
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 site is within flood zone 1 but in an area that experiences high groundwater levels, with levels as shallow as 0.025m below ground level.

We note from the application form that surface water will be managed via soakaway while foul will discharge into an existing foul sewer system.

We would have no objection to the principle of the development, as represented by **block plan drawing 04 P**.

Given that the site has potential groundwater issues and soakaway is proposed to manage surface water runoff, we would need to see groundwater monitoring results demonstrating that seasonal high groundwater levels are low enough to allow for infiltration to take place. BRE365 test results also need to demonstrate that infiltration is achievable.

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:	02/10/2025	Signed:	Boniface Ngu
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