

Date: 12 September 2025
Application: 252175



**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,

Discharge of condition Consultation

Application Number: 252175

Applicant: Mr Nathan Craker

Site Address: Land at and to the rear of 238 and 240 Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD

Parish: Finchampstead

Grid Reference: Easting - 480157, Northing - 164785

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 211889 (APP/X0360/W/22/3295631) dated 13/12/2022. Condition 11 relates to surface drainage works.

Case Officer: Mark Croucher

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 252175. 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 **3 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252175
Address:	Land at and to the rear of 238 and 240 Nine Mile Ride, Finchampstead, Wokingham, RG40 3QD.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 211889 (APP/X0360/W/22/3295631) dated 13/12/2022. Condition 11 relates to surface drainage works.		
Type of Development:			
Site Visit Made:	Yes		

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 Application for submission of details to comply with the following condition of planning consent 211889 (APP/X0360/W/22/3295631) dated 13/12/2022. Condition 11 relates to surface drainage works on 12th september 2025.

Greenfield Status and Importance of Robust SuDS

Based on available mapping and site description, the development appears to be on a greenfield site. Development on greenfield land inherently risks increasing surface water runoff and flood risk downstream unless carefully managed.

National and local planning policies strongly recommend that any development on greenfield sites must incorporate comprehensive SuDS, which:

- Mimic natural drainage through infiltration, attenuation, and conveyance,
- Minimise runoff volume and peak flows to greenfield (pre-development) rates,
- Improve water quality to protect receiving water bodies,
- Provide additional benefits such as biodiversity and amenity value.

Building housing without such measure's risks increasing flood risk both on and off site and may lead to regulatory and planning concerns.

Key Concerns with the Proposed SuDS Strategy

1. Inadequate Use of Sustainable Drainage Techniques

The current design relies primarily on attenuation and discharge to the Thames Water sewer with no meaningful use of SuDS features such as permeable paving, swales, filter strips, or rain gardens. This approach fails to adhere to the principles of sustainable drainage and falls short of policy expectations.

2. Insufficient Supporting Documentation

- The exceedance route plan referenced in the submission is missing, making it impossible to assess how extreme flows will be safely managed on site.
- No detailed hydraulic calculations or justification for the attenuation volume and discharge control have been provided.
- The maintenance strategy for drainage infrastructure is absent.

3. Discharge Rate Above Greenfield QBar

While Thames Water's agreement to a 3.3 l/s discharge rate is noted, this exceeds the greenfield QBar rate of 2.5 l/s, and further justification and mitigation are required.

Recommendations

To align with best practice and national guidance, we strongly recommend:

- Revising the drainage strategy to incorporate a full SuDS treatment train, including source control and water quality features.
- Submitting a detailed exceedance route plan showing how surface water will be managed safely in extreme events.
- Providing comprehensive hydraulic modelling and calculations to justify the design.
- Including a maintenance and management plan for all drainage assets.
- Ensuring the proposed discharge rate does not increase flood risk downstream.

Given the greenfield nature of the site and the current deficiencies in the drainage strategy, the LLFA cannot approve discharge of the surface water drainage condition until these matters are adequately addressed.

Conditions & Reasons (if required)

Date:	12/09/2025	Signed:	NT
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