

Date: 16 May 2025
Application: 251160



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: 251160

Applicant: Mr Jon Furneaux

Site Address: Land At Rear Of, 6 Johnson Drive, Finchampstead, Wokingham, RG40 3NW

Parish: Finchampstead

Grid Reference: Easting - 480593, Northing - 165183

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 233086 dated 09/05/25. Condition 3 relates to ground and building levels; 6 to highway construction details; 7 to access construction; 9 to cycle parking; 11 to a Construction Environmental Management Plan (Biodiversity); 12 to ecological enhancement; 13 to biodiversity gain; 14 to a Habitat Creation Management and Monitoring Plan; 15 to landscape proposals; 16 to a Landscape and Ecological Management Plan; 17 to protection of trees; 19 to a Sustainable Urban Drainage System; 20 to archaeology, and 23 to accessibility.

Case Officer: Andrew Chugg

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 251160. 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:	251160
Address:	Land At Rear Of, 6 Johnson Drive, Finchampstead, Wokingham, RG40 3NW.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 233086 dated 09/05/25. Condition 3 relates to ground and building levels; 6 to highway construction details; 7 to access construction; 9 to cycle parking; 11 to a Construction Environmental Management Plan (Biodiversity); 12 to ecological enhancement; 13 to biodiversity gain; 14 to a Habitat Creation Management and Monitoring Plan; 15 to landscape proposals; 16 to a Landscape and Ecological Management Plan; 17 to protection of trees; 19 to a Sustainable Urban Drainage System; 20 to archaeology, and 23 to accessibility.		
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

We note from an **email from the planning officer (Andrew Chugg) on the 31/10/2024 @ 17:33** stating that the applicant confirms earth movements on site but indicates that end levels will reflect those on the original topographic plan (**as existing site survey plan drawing 6614 01 and 02 both dated May 2017**)

We have reviewed **Beal Consulting Engineers letter FD/629/L001 dated 09/05/2025** together with its appendices and have the following comments to make:

The total impermeable area from the development is 3392m² (**Table 1**), requiring 169.6m³ of attenuation. 220.4m³ has been provided, as represented by **drainage layout drawings 329:006 P5 and 329:007 P5 both dated 09/05/2025**.

Drainage construction details drawing 629:009 and 629:010 both dated October 2024 have also been reviewed.

Table 2 of Beal letter above indicates that discharge for the different flood events will be lower than existing and the **micro-drainage calculations dated 06/02/2025** indicate that there will be no flooding for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change.

We have audited the submitted mdx files for this development and are satisfied that there will be no flooding, as expressed above.

The levels on the **site survey as existing drawings 01 and 02, both dated May 2017** match those of **drainage layout drawings 329:006 P5 and 329:007 P5 both dated 09/05/2025**. This confirms the statement above relating to the email from the planning officer about site levels.

There is however a contradiction of the above as we note that the site generally falls from north to south and from east to west but **wildlife corridor levels drawing JDF-904 dated 11/06/2025** (uploaded on NED DM on the 13/06/2025) indicates that the green corridor contour has increased levels, yet the developer says that levels will be returned to what they were.

The drawing also shows a hatched area, in red, that is raised.

How does the above tally with levels being returned to what they were?

We **require clarification on the wildlife corridor levels** to determine this application.

NB:

- 1) Landowners have riparian responsibility for maintaining watercourses within, or on the boundaries of, their land, to ensure that water flows freely through.
- 2) Ordinary watercourse consent will be required for any discharge into an ordinary watercourse.

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:	20/06/2025	Signed:	Boniface Ngu
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