

Date: 28 August 2024
Application: 241828



**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: 241828

Applicant: Mr Kingsley Davis

Site Address: 58 Finchampstead Road, Wokingham, Wokingham, RG40 2NS

Parish: Wokingham Town

Grid Reference: Easting - 481063, Northing - 167992

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for proposed erection of 4no detached dwelling houses following demolition of the existing dwelling and associated 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 241828. 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:	241828
Address:	58 Finchampstead Road, Wokingham, Wokingham, RG40 2NS.		
Proposal:	Full application for proposed erection of 4no detached dwelling houses following demolition of the existing dwelling and associated 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

We have reviewed **Lanmor Consulting flood risk assessment and drainage strategy report 241778/FRA_DS/OR/RS/01 dated 26/04/2024**, together with its appendices and have the following comments to make:

The brownfield site currently has a 5-bed dwelling together with outbuildings and the proposal is to demolish the dwelling and outbuildings, to construct 4 5-bed dwellings.

The site generally falls from NE to SW, with the southern boundary being within flood zones 2 and 3, with a ditch running along the southern boundary.

We note that the bedrock geology is London clay and the development proposes controlled discharge into the cleaned and landscaped ditch.

A product 5,6 and 7 has been obtained from the EA which indicates that the maximum flood level for the site is 50.80mAOD meanwhile topographical levels for the site reveal sit levels at 49.5mAOD towards the SW corner and 54.72mAOD towards the NE corner.

The EA modelled data was superimposed on the topographical survey to reveal that just the SW corner was within the climate change flood level (**Fig 4.1**).

The current dwelling discharges foul water into the existing foul sewer network on Finchampstead Road and the development proposes maintaining the foul sewer discharge into the network on Finchampstead Road.

Surface water is proposed to be managed via attenuated discharge into the existing ditch to the south of the site, as represented by the proposed drainage strategy drawing in **Appendix D**, with discharge limited at the greenfield runoff rate of 2.4l/s.

We note that the attenuation tank as well as all the dwellings are situated outside of the climate change flood extent, with 57m³ of storage provided when 55.2m³ is required to cater for the 1 in 100-year flood event with a 40% allowance for climate change.

We note that maintenance will be in accordance with section 9 of the above-mentioned report.

Conditions & Reasons (if required)

Based on the above, we would have no objection to the principle of the development, however, as floodplain is involved, we would require confirmation from the EA that the flood plain assessment is correct, for the development to proceed.

Date:	02/09/2024	Signed:	Boniface Ngu
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