

Date: 5 December 2024
Application: 241567



**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: 241567

Applicant: .

Site Address: Land East of Longwater Road, Longwater Road, Finchampstead, Wokingham, RG40 3TS

Parish: Finchampstead

Grid Reference: Easting - 479637, Northing - 162696

Type of Development: Major Dwellings (10+)

Proposal: Full application for the proposed erection of 40no. dwellings (Use Class C3), together with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access, and associated works.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 241567.

The new details are as follows: **Revised Plans received to amend the Proposed Site Layout. The number of proposed units reduced from 40 to 38. Description amended accordingly.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Adriana González.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage	To (Case Officer):	Adriana González
Service	WBC Drainage	App No:	241567
Address:	Land East of Longwater Road, Longwater Road, Finchampstead, Wokingham, RG40 3TS.		
Type of Development:	Major Dwellings (10+)		
Proposal:	Full application for the proposed erection of 40no. dwellings (Use Class C3), together with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access, and associated works.		
Site Visit Made:	No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

The agent's response (received via email on the 08/08/2024) to our initial comments (dated 05/07/2024), addressing the issues raised and we have reviewed the **Flood Risk Assessment and Drainage Strategy Addendum report 794-DES-ARC-30429 v2 dated 29/11/2024** and have the following comments to make:

A specialist management company will be identified at the detailed design stage and appointed to maintain the SuDS features for the lifetime of the development, in accordance with Tables 2-4 of the above report.

Section 4.11 of the above report states that "surface water will be collected and conveyed, by a gravity sewer system and attenuated prior to discharge in an attenuation basin located in the southeast corner of the site. Surface water will outfall to an ordinary watercourse located to the southwest of the site at a restricted rate of 4.6l/s", as represented by the **drainage strategy drawing in Appendix E**.

Based on the above we would have no objection to the development as represented by the above addendum report, together with its appendices. The condition below applies.

Conditions & Reasons (if required)

No objection if carried out in accordance with **Flood Risk Assessment and Drainage Strategy Addendum report 794-DES-ARC-30429 v2 dated 29/11/2024.**

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:	06/12/2024	Signed:	Boniface Ngu
--------------	------------	----------------	--------------