

Thorogood House
34 Tolworth Close
Surbiton
Surrey
KT6 7EW

Tel: 0208 339 7899
Fax: 0208 339 7898
E-mail: info@lanmor.co.uk
Internet: www.lanmor.co.uk

WBC Drainage
Wokingham Borough Council
Shute End
Wokingham, Berkshire
RG40 1BN

Our Ref: 231641

02 September 2025

Dear Sir/Madam,

31 BARKHAM RIDE, FINCHAMPSTEAD, WOKINGHAM, RG40 4EX

We are writing to respond to the comments of 11th July 2025 on the proposed development at the above site.

1. Use of FSR instead of FEH22 for MicroDrainage Calculations

Drainage calculations have now been completed using the FEH22 method. Please refer to the updated report 231641/DS/AG/RS/02 Rev E dated September 2025. These calculations show there will be no flooding for the 1 in 100-year event plus 40% climate change.

2. Consideration of Swales and Attenuation Basins

In our previous letter dated 25th June 2025 we detailed why swales were discounted from the development. This information has been added to the report, see paragraph 6.3.9.

The proposed drainage strategy does include an attenuation basin to the rear of the site. This provides attenuation storage along with the box culvert/cellular storage under the road.

3. Details of the Ordinary Watercourse

The ordinary watercourse does not enter the site boundary. It passes just outside of the site boundary in Rooks Nest Wood. It is owned and maintained by the council.

We trust the above responses and enclosed report is acceptable and you are now able to remove your objection to the application.

Yours sincerely

Robert Steventon

En. 231641/DS/AG/RS/02 Rev E