

Date: 17 March 2026
Application: 260362



**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,

Permission In Principle Consultation

Application Number: 260362

Applicant: Freeths Trustees Limited

Site Address: Sequoia Field and Barn End, Wellingtonia Avenue, RG45 6AD

Parish: Finchampstead

Grid Reference: Easting - 482047, Northing - 163672

Type of Development: Minor Dwellings (1-9) PiP

Proposal: Application for permission in principle for the erection of up to 9 No. dwellings.

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 260362. 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 **7 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260362
Address:	Sequoia Field and Barn End, Wellingtonia Avenue, RG45 6AD.		
Proposal:	Application for permission in principle for the erection of up to 9 No. dwellings.		
Type of Development:	Minor Dwellings (1-9) PiP		
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

LLFA received Application for permission in principle for the erection of up to 9 No. dwellings on 17th March 2026.

The Lead Local Flood Authority has reviewed the application for Permission in Principle for the erection of up to 9 dwellings on a site of approximately 0.99 hectares.

The site is located within Flood Zone 1, which indicates a low probability of fluvial flooding. However, as the site area exceeds 0.5 hectares, the application should be supported by a site-specific Flood Risk Assessment (FRA) in line with national planning policy and guidance.

No FRA has been submitted with the application. Therefore, the LLFA cannot fully assess the potential flood risk and surface water management implications of the proposed development.

The LLFA therefore raises a holding objection to the application until a satisfactory FRA is provided. The FRA should:

- Assess all sources of flood risk, including surface water (pluvial), groundwater, and ordinary watercourses.
- Include a drainage strategy based on sustainable drainage systems (SuDS).
- Demonstrate that surface water runoff will be managed on-site and restricted to greenfield runoff rates (or betterment where applicable).
- Show that the development will not increase flood risk elsewhere.
- Consider climate change allowances.

- Identify exceedance flow routes for events greater than the design standard.
- Provide evidence of ground conditions and infiltration potential, where relevant.
- Include details of long-term maintenance and management of the drainage system.

The LLFA would review the application further upon receipt of an acceptable FRA.

Conditions & Reasons (if required)

Date:	18/03/2026	Signed:	NT
--------------	------------	----------------	----