

Date: 15 October 2025
Application: 252455



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: 252455

Applicant: Mr & Mrs Westell

Site Address: The Old Thatch, Lower Sandhurst Road, Finchampstead,
Wokingham, RG40 3TH

Parish: Finchampstead

Grid Reference: Easting - 480999, Northing - 162860

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no. 4 bedroom dwelling to include rooflights plus car port following demolition of existing dwelling and outbuildings.

Case Officer: Tariq Bailey-Biggs

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 252455. 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 **5 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252455
Address:	The Old Thatch, Lower Sandhurst Road, Finchampstead, Wokingham, RG40 3TH.		
Proposal:	Full application for the proposed erection of 1no. 4 bedroom dwelling to include rooflights plus car port following demolition of existing dwelling and 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

The existing dwelling is within flood zone 1 and the development proposes the erection of a replacement dwelling and attached car port following demolition of existing dwelling and outbuildings, as represented by **proposed floor plans drawing 202 dated September 2025**.

The **application form** states that surface water runoff will be managed via soakaway, but it is unknown how foul runoff will be managed.

We would have no objection to the proposed development but as drainage details have not been provided, we would **recommend the condition below**:

Conditions & Reasons (if required)

No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- 1) Calculations indicating the existing runoff rate from the site.
- 2) BRE 365 test results demonstrating that infiltration is achievable.
- 3) Full calculations demonstrating the performance of soakaways. Groundwater monitoring confirming seasonal high groundwater levels in the area.
- 4) Details of foul drainage for the development.
- 5) A drainage strategy plan indicating the location and sizing of SuDS features,

with the base of any SuDS features located at least 1m above the seasonal high water table level. Also foul drainage details

- 6) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

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:	23/10/2025	Signed:	Boniface Ngu
--------------	------------	----------------	--------------