

Date: 7 April 2025
Application: 250516



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Outline Planning Approval Consultation

Application Number: 250516

Applicant: Mrs Elizabeth Marlow

Site Address: 78 Barkham Ride, Finchampstead, Wokingham, RG40 4ET

Parish: Finchampstead

Grid Reference: Easting - 479303, Northing - 165454

Type of Development: Minor Dwellings (1-9)

Proposal: Outline application for the proposed erection of 1 no. detached four bedroom dwelling with associated landscaping, following demolition of outbuildings and part demolition of the existing double garage of no. 78 Barkham Ride. (All matters reserved except for means of access.)

Case Officer: Kieran Neumann

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 250516. 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:	250516
Address:	78 Barkham Ride, Finchampstead, Wokingham, RG40 4ET.		
Proposal:	Outline application for the proposed erection of 1 no. detached four bedroom dwelling with associated landscaping, following demolition of outbuildings and part demolition of the existing double garage of no. 78 Barkham Ride. (All matters reserved except for means of access.)		
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 site is within flood zone 1 but in an area that experiences low risk surface water flooding.

We would have no objection to the principle of the development, as represented by **site plan drawing Rev A dated 10/03/2025**.

We note from the **planning statement** that the application site, including access, occupies an area of 0.122Ha, while excluding access is approximately 0.078Ha and the new dwelling will be set back in line with the main facades of the adjoining dwellings.

We note from the **application form** that surface water drainage will be managed via SuDS while foul water will discharge into an existing foul sewer.

Based on the above, we would **recommend the condition below**:

Conditions & Reasons (if required)

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- 1) Calculations indicating the existing runoff rate from the site.
- 2) BRE 365 test results demonstrating whether infiltration is achievable or not.
- 3) Use of SuDS following the SuDS hierarchy, preferably infiltration.
- 4) Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100 year flood event with a 40% allowance for climate change and runoff controlled at Greenfield rates, or preferably better.
- 5) If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.
- 6) A demonstration of how surface water runoff is going to be catered for, given that parts of the development site already suffer from surface water flooding.
- 7) A description of how the proposed development will deal with surface water overland flows.
- 8) Groundwater monitoring confirming seasonal high groundwater levels in the area.
- 9) 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.
- 10) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

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:	08/04/2025	Signed:	Boniface Ngu
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