

Date: 26 February 2025
Application: 250267



**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,

Full Planning Approval Consultation

Application Number: 250267

Applicant: Mr Thomas Roberts

Site Address: 31 Barkham Ride, Wokingham, RG40 4EX

Parish: Finchampstead

Grid Reference: Easting - 478994, Northing - 165846

Type of Development: Other Change of Use

Proposal: Demolition of the existing dwelling and use of land as an extension to Victoria Gardens Residential Park Home Estate, with the stationing of 35 park homes (permanent C3 use class accommodation) and the construction of an ancillary community building (use class F2(b)) and park office (use class Eg(i))

Case Officer: Connie Davis

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 250267. 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:	250267
Address:	31 Barkham Ride, Wokingham, RG40 4EX.		
Proposal:	Demolition of the existing dwelling and use of land as an extension to Victoria Gardens Residential Park Home Estate, with the stationing of 35 park homes (permanent C3 use class accommodation) and the construction of an ancillary community building (use class F2(b)) and park office (use class Eg(i))		
Type of Development:	Other Change of Use		
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 redline boundary is within flood zone 1, with the northeastern corner experiencing low risk surface water flooding.

Our flood maps indicate that the blue line boundary has ordinary watercourses within it and experiences low risk surface water flooding.

We would have no objection to the principle of the development and note from **Lanmor Consulting flood risk assessment and drainage strategy report 231641/DS/AG/RS/02 A dated 13/01/2025** that attenuation will be provided to cater for the 1 in 100-year flood event with a 40% allowance for climate, with improved discharge rates. We note that infiltration was not achievable due to poor soakage results.

We also note that maintenance will be carried out by a management company in accordance with section 7 of the above report.

The drainage strategy is represented in Appendix D indicating a box culvert and a pond. We wonder why the option of a swale and a pond has not been explored.

The drainage calculation dated December 2024 makes use of FSR input and we

would prefer FEH22 to represent more up to date data, future proofing the development.

We need the FRA to provide more detail regarding the ordinary watercourse that cuts through the northeastern corner of the redline boundary, from the blue line boundary to the east of the site.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	28/02/2025	Signed:	Boniface Ngu
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