

Date: 16 May 2025
Application: 251160



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,

Discharge of condition Consultation

Application Number: 251160

Applicant: Mr Jon Furneaux

Site Address: Land At Rear Of, 6 Johnson Drive, Finchampstead, Wokingham, RG40 3NW

Parish: Finchampstead

Grid Reference: Easting - 480593, Northing - 165183

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 233086 dated 09/05/25. Condition 3 relates to ground and building levels; 6 to highway construction details; 7 to access construction; 9 to cycle parking; 11 to a Construction Environmental Management Plan (Biodiversity); 12 to ecological enhancement; 13 to biodiversity gain; 14 to a Habitat Creation Management and Monitoring Plan; 15 to landscape proposals; 16 to a Landscape and Ecological Management Plan; 17 to protection of trees; 19 to a Sustainable Urban Drainage System; 20 to archaeology, and 23 to accessibility.

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 251160. 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:	251160
Address:	Land At Rear Of, 6 Johnson Drive, Finchampstead, Wokingham, RG40 3NW.		
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Type of Development:			
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

We have reviewed **external works layout drawings 629:04 P4 and 629:005 P4, both dated 26/06/2025**, received via email, from Felice Dileo, on the Fri 27/06/2025, at 15:00, and have the following comments to make:

The 1 in 1000 surface water flood outline has been mapped, indicating that the development is generally outside of the mapped zone, except for two areas as explained below.

At the junction between Road 1 and Road 2, to the southwest of the site, the levels are reduced, when compared to the initial site levels, so this will not impact on drainage.

To the rear of plots 6 and 7, to the northwest of the site, there is no land raising

within the 1 in 1000 flood outline and the garden gradients fall towards the mapped flood outline area.

Based on the above, we would have **no objection** to the development, as represented by the **external works layout drawings 629:04 P4 and 629:005 P4, both dated 26/06/2025.**

As such, we can **recommend discharge of condition 19** of application 233086.

We may however need to **vary aspect 3 of condition 19** to:

“No land raising, within the 1 in 1000 surface water flood outline, given that the surrounding area experiences low risk surface water flooding”.

NB:

- 1) Landowners have riparian responsibility for maintaining watercourses within, or on the boundaries of, their land, to ensure that water flows freely through.
- 2) Ordinary watercourse consent will be required for any discharge into an ordinary watercourse.

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:	02/07/2025	Signed:	Boniface Ngu
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