

**From:** Ray Drabble <Ray.Drabble@wokingham.gov.uk>  
**Sent:** 14 April 2025 16:42:07 UTC+01:00  
**To:** "Marcus Watts" <Marcus.Watts@wokingham.gov.uk>  
**Subject:** FW: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Ray Drabble  
Manager, Lead Local Flood Authority  
Wokingham Borough Council

---

**From:** Ray Drabble  
**Sent:** 03 April 2025 17:06  
**To:** Boniface Ngu <boniface.ngu@wokingham.gov.uk>  
**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Boni,

If everything else is OK in the modelling, then they just need to up the size of the ACO drain; I would be OK with 120mm width.

It is the last line of defence and needs to be a decent size.

Kind regards

Ray Drabble  
Manager, Lead Local Flood Authority  
Wokingham Borough Council

---

**From:** Boniface Ngu <[boniface.ngu@wokingham.gov.uk](mailto:boniface.ngu@wokingham.gov.uk)>  
**Sent:** 03 April 2025 08:29  
**To:** Ray Drabble <[Ray.Drabble@wokingham.gov.uk](mailto:Ray.Drabble@wokingham.gov.uk)>  
**Subject:** FW: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Hi Ray,

You were not copied into the email with the modelling pfd files.

Also see the email from Julia in the trail, regarding your ACO drain query.

Regards,

Boni.

---

**From:** D J BARTON ASSOCIATES <[djbarton@btinternet.com](mailto:djbarton@btinternet.com)>  
**Sent:** 02 April 2025 15:08  
**To:** Boniface Ngu <[boniface.ngu@wokingham.gov.uk](mailto:boniface.ngu@wokingham.gov.uk)>  
**Cc:** 'Julia Reading' <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>; 'Tom Finch' <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>; Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>  
**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride,Finchampstead,Berkshire.RG40 3QP

Boni,

Thank you for clarifying what it is that you are asking for, however, Causeway Flow does not allow export to an MDX file if we are using FEH22 data, as Microdrainage does not support FEH22 and MDX is a Microdrainage file format.

You have mentioned that you now have Causeway Flow available to you, so I attach the native Causeway Flow file which is PFD, which is perhaps what you meant? I also attach the FEH data in case it asks for it when you open it.

If you could please confirm that you are able to use the attached, and give any feedback it would be appreciated as we are keen to resolve this issue as soon as possible.

Thank you in advance.

Kind Regards,

Philip Barton  
for D J Barton Associates

---

**From:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>  
**Sent:** 02 April 2025 12:23  
**To:** D J Barton Associates <[djbarton@btinternet.com](mailto:djbarton@btinternet.com)>  
**Cc:** Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>  
**Subject:** FW: Pennywood (Formerley kalevala), Hollybush Ride,Finchampstead,Berkshire.RG40 3QP

Philip,

Following the request below that was sent by Boni at Wokingham, is this something you can provide?

Kind regards,

**Julia Reading**



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---

**From:** Boniface Ngu <[boniface.ngu@wokingham.gov.uk](mailto:boniface.ngu@wokingham.gov.uk)>

**Sent:** 02 April 2025 12:18

**To:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>; Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>

**Cc:** 蒋玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Aurora Zhang <[landpower.aurora@hotmail.com](mailto:landpower.aurora@hotmail.com)>;  
[lijiaqi99@163.com](mailto:lijiaqi99@163.com); matthew painter <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>; D J Barton Associates  
<[djbarton@btinternet.com](mailto:djbarton@btinternet.com)>; Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>

**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Hi Julia,

Thank you for the attached documents, which you rightly say were provided.

We are requesting for the model simulation file (mdx), for checking, as we now have causeway flow.

Sorry for the misunderstanding.

Kind regards,

Boni.

---

**From:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>

**Sent:** 02 April 2025 11:33

**To:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>; Boniface Ngu  
<[boniface.ngu@wokingham.gov.uk](mailto:boniface.ngu@wokingham.gov.uk)>

**Cc:** 蒋 玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Aurora Zhang <[landpower.aurora@hotmail.com](mailto:landpower.aurora@hotmail.com)>;  
[lijiaqi99@163.com](mailto:lijiaqi99@163.com); matthew painter <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>; D J Barton Associates  
<[djbarton@btinternet.com](mailto:djbarton@btinternet.com)>; Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>

**Subject:** FW: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Dear Marcus,

Following the email below, and the request for further information from the Flood Risk and Drainage team, please see below the comments from our Drainage Consultant, DJ Barton:

1. The hydraulic modelling is included in the drainage strategy (already submitted). The modelling starts on page 3 of the Drainage Strategy; however, a separate attachment of the Hydraulic Modelling has now been added (see attached).
2. The ACO is 100mm wide, which is more than sufficient to drain the potentially 67 square metres to it.
3. Are you referring to the French drain to be modelled? This has been, as the pipe within the French drain that connects the ACO drain to the gully (G1) has been modelled, which is the worst-case scenario as it has been modelled with the 67m<sup>2</sup> entering at the ACO rather than further down the French drain.

We hope this information helps clarify things, but if there is anything further required, please let us know.

Many thanks.

Kind regards,

**Julia Reading**



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**From:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>  
**Sent:** 28 March 2025 15:35  
**To:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>  
**Cc:** 蒋 玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Aurora Zhang <[landpower.aurora@hotmail.com](mailto:landpower.aurora@hotmail.com)>; lijiaqi99@163.com; matthew painter <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>; Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>; D J BARTON ASSOCIATES <[djbarton@btinternet.com](mailto:djbarton@btinternet.com)>; Boniface Ngu <[boniface.ngu@wokingham.gov.uk](mailto:boniface.ngu@wokingham.gov.uk)>  
**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride,Finchampstead,Berkshire.RG40 3QP

Dear Julia,

I have spoken with my colleagues in the Flood Risk & Drainage Team today.

Overall, it appears that the proposed drainage strategy could work, however they would like the following to be submitted so that the Council is fully confident on this prior to determination:

- Please submit the model simulation files for our review.
- Please provide full details of the size of the ACO drain that will be installed at the gate, this appears to be a critical element of the scheme.

I am out of the office next week, please ensure that my colleague Boniface Ngu (cc'd) is included in your reply so that this can be picked up in my absence.

Kind regards,

Marcus Watts

**Marcus Watts BSc (Hons), MA**  
Senior Planning Officer  
Development Management & Enforcement  
Wokingham Borough Council  
**Email:** [marcus.watts@wokingham.gov.uk](mailto:marcus.watts@wokingham.gov.uk)  
**Telephone:** 0118 237 8638

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In order to ensure that your application is validated quickly, please check the Council's Local Validation List and ensure all necessary plans, documentation and fee are submitted with your application. The Council will shortly be introducing a procedure whereby applications which are still missing plans, documentation or a fee after 28 days will be closed and where a fee has been paid it will be returned. This will not prevent you from resubmitting a fresh application at a later date.  
Please note this email constitutes an Officer opinion only, it is given without prejudice and does not constitute any formal determination under the Town and Country Planning Act.  
We have provided a [frequently asked questions](#) page to help with understanding the planning process.  
Please view our new highways development advice webpage and new Highway Design Guide on <https://www.wokingham.gov.uk/planning-policy/advice-for-developers/highways-development-advice/>

---

**From:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>  
**Sent:** 28 March 2025 09:52  
**To:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>  
**Cc:** 蒋玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Aurora Zhang <[landpower.aurora@hotmail.com](mailto:landpower.aurora@hotmail.com)>; lijiaqi99@163.com; matthew painter <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>; Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>; D J BARTON ASSOCIATES <[djbarton@btinternet.com](mailto:djbarton@btinternet.com)>  
**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Dear Marcus,

Many thanks for your response.

We confirm our agreement to a final extension of time until Friday 11<sup>th</sup> April 2025.

Kind regards,

**Julia Reading**



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**From:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>

**Sent:** 28 March 2025 09:44

**To:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>

**Cc:** 蒋玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Aurora Zhang <[landpower.aurora@hotmail.com](mailto:landpower.aurora@hotmail.com)>; [lijiaqi99@163.com](mailto:lijiaqi99@163.com); matthew painter <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>; Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>; D J BARTON ASSOCIATES <[djbarton@btinternet.com](mailto:djbarton@btinternet.com)>

**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Dear Julia,

Apologies for the slight delay in coming back to you.

I have yet to receive final comments from the Drainage Officer, but the last time we spoke we were almost there, and I understand that we are hopefully able to bring this matter to a conclusion.

I am out of the office next week. Would we be able to agree to a final Extension of Time taking us to Friday 11<sup>th</sup> April?

Kind regards,

*Marcus Watts*

**Marcus Watts BSc (Hons), MA**  
Senior Planning Officer  
Development Management & Enforcement  
Wokingham Borough Council  
**Email:** [marcus.watts@wokingham.gov.uk](mailto:marcus.watts@wokingham.gov.uk)  
**Telephone:** 0118 237 8638

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Please note this email constitutes an Officer opinion only, it is given without prejudice and does not constitute any formal determination under the Town and Country Planning Act.  
We have provided a [frequently asked questions](#) page to help with understanding the planning process.  
Please view our new highways development advice webpage and new Highway Design Guide on <https://www.wokingham.gov.uk/planning-policy/advice-for-developers/highways-development-advice/>

---

**From:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>  
**Sent:** 27 March 2025 10:26  
**To:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>  
**Cc:** 蒋玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Aurora Zhang <[landpower.aurora@hotmail.com](mailto:landpower.aurora@hotmail.com)>; [lijiaqi99@163.com](mailto:lijiaqi99@163.com); matthew painter <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>; Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>; D J BARTON ASSOCIATES <[djbarton@btinternet.com](mailto:djbarton@btinternet.com)>  
**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Dear Marcus,

Following the emails below, could we please request an update regarding the drainage at Pennywood.

Many thanks.

Kind regards,

**Julia Reading**



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**From:** Julia Reading

**Sent:** 25 March 2025 10:25

**To:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>

**Cc:** 蒋玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Aurora Zhang <[landpower.aurora@hotmail.com](mailto:landpower.aurora@hotmail.com)>; [lijiaqi99@163.com](mailto:lijiaqi99@163.com); matthew painter <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>; Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>; D J BARTON ASSOCIATES <[djbarton@btinternet.com](mailto:djbarton@btinternet.com)>

**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Dear Marcus,

Following our email below sent on the 18<sup>th</sup> March, with the response to the request for further information, can you please advise whether you have received a response from the council's drainage officer.

We appreciate you were reluctant to agree to any further extension of time, but as the date has now elapsed, will a further extension of time agreement be required.

We are hopeful that you will accept a further extension of time as we believe the information provided should address matters fully and allow us to conclude on everything

We look forward to hearing from you.

Kind regards,

**Julia Reading**



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---

**From:** Julia Reading

**Sent:** 18 March 2025 12:27

**To:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>

Cc: 蒋 玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Aurora Zhang <[landpower.aurora@hotmail.com](mailto:landpower.aurora@hotmail.com)>; [lijiaqi99@163.com](mailto:lijiaqi99@163.com); matthew painter <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>; Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>; D J BARTON ASSOCIATES <[djbarton@btinternet.com](mailto:djbarton@btinternet.com)>

**Subject:** FW: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Dear Marcus,

Please see below our drainage consultant's response to your latest email, we are hopeful that this will allow us to conclude matters.

*In regard to the LPA comments below, I respond as follows, LPA comments shown in **BLUE**, my response shown in **RED**:*

*The invert levels are still shown as assumed (please see below). Surely as the development is substantially complete these levels can be confirmed? I have also been advised that the extra gullies proposed should be midway in between the existing the existing gullies and the Aco drain, on both sides of the driveway, rather than having double gullies at the head of the fall of the driveway.*

*We are unable to survey the junction connection that was marked as assumed previously. This is due to the fact that the driveway has been completed and so this junction is not accessible. However the ACO channel invert level can be confirmed as its grating is removable, this also applies to the gully on the northern side of the drive. Invert levels are now shown for them.*

*As we are unable to confirm the junction level and would like to avoid digging up the driveway, it is proposed that a french drain be installed on the northern side of the driveway, this will connect the ACO to the gully without the need to dig up the drive. In addition to this new connection we have stated that kerbs on the northern side of the drive should be lowered to be flush with the edge of the drive for 300mm at 3m centres along the French drain, allowing surface water to run-off from the drive into the French drain, and ultimately to the on-site surface water drainage network, this also negates the need for additional gullies, and provides additional capacity, as the perforated pipe within the french drain will be surrounded by 20-40mm stone with 30% void ratio.*

*The hydraulic modelling and drainage strategy wording and layout have been amended to reflect this.*

*I trust that this will now be acceptable.*

Kind Regards,

Philip Barton  
For D J BARTON ASSOCIATES

Kind regards,

**Julia Reading**



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**From:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>

**Sent:** 12 March 2025 10:00

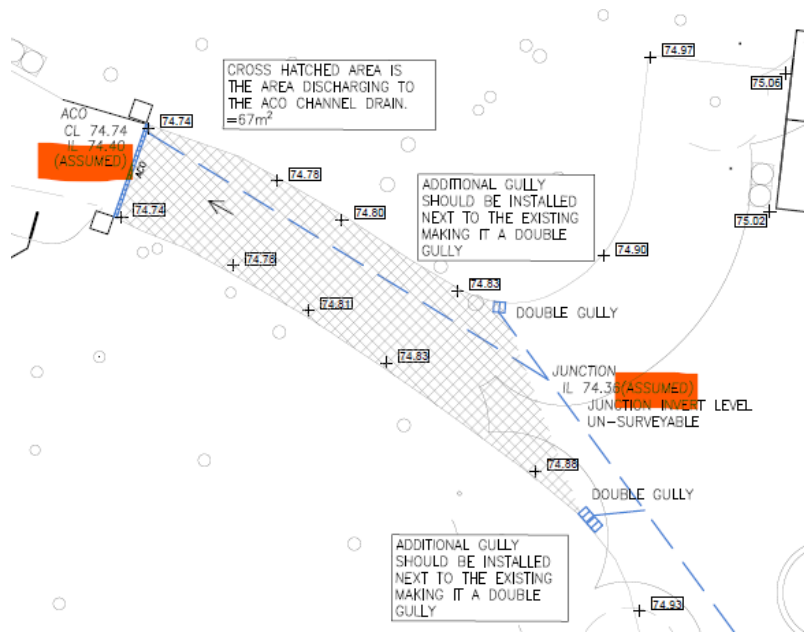
**To:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>

**Cc:** 蒋玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Aurora Zhang <[landpower.aurora@hotmail.com](mailto:landpower.aurora@hotmail.com)>; [Lijiaqi99@163.com](mailto:Lijiaqi99@163.com); matthew painter <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>; Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>

**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Dear Julia,

The invert levels are still shown as assumed (please see below). Surely as the development is substantially complete these levels can be confirmed? I have also been advised that the extra gullies proposed should be midway in between the existing the existing gullies and the Aco drain, on both sides of the driveway, rather than having double gullies at the head of the fall of the driveway.



Kind regards,

Marcus Watts

**Marcus Watts BSc (Hons), MA**  
 Senior Planning Officer  
 Wokingham Borough Council  
 Email: [marcus.watts@wokingham.gov.uk](mailto:marcus.watts@wokingham.gov.uk)  
 Telephone: 0118 237 8638

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Please note this email constitutes an Officer opinion only, it is given without prejudice and does not constitute any formal determination under the Town and Country Planning Act.

We have provided a [frequently asked questions](#) page to help with understanding the planning process.

Please view our new highways development advice webpage and new Highway Design Guide on <https://www.wokingham.gov.uk/planning-policy/advice-for-developers/highways-development-advice/>

---

**From:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>

**Sent:** 07 March 2025 15:49

**To:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>

**Cc:** 蒋玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Aurora Zhang <[landpower.aurora@hotmail.com](mailto:landpower.aurora@hotmail.com)>;

[Lijiagi99@163.com](mailto:Lijiagi99@163.com); matthew painter <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>; Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>

**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Dear Marcus,

Thank you for your email regarding Pennywood.

We confirm our agreement to the request for an Extension Of Time until Friday 21<sup>st</sup> March 2025.

Kind regards,

**Julia Reading**



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**From:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>  
**Sent:** 07 March 2025 13:38  
**To:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>  
**Cc:** 蒋玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Aurora Zhang <[landpower.aurora@hotmail.com](mailto:landpower.aurora@hotmail.com)>; [Lijiaqi99@163.com](mailto:Lijiaqi99@163.com); matthew painter <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>; Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>  
**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Dear Julia,

Thank you for responding promptly. I have passed this information on to the Flood Risk and Drainage Officer.

As further evidence has been submitted at this stage, they will need time to review and come to a conclusion. On this basis, and with the goal of bringing these matters to a close as soon as possible, would the applicant be agreeable to a final two week Extension of Time taking us to Friday 21<sup>st</sup> March?

Kind regards,

*Marcus Watts*

**Marcus Watts BSc (Hons), MA**  
Senior Planning Officer  
Wokingham Borough Council  
**Email:** [marcus.watts@wokingham.gov.uk](mailto:marcus.watts@wokingham.gov.uk)  
**Telephone:** 0118 237 8638

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Please view our new highways development advice webpage and new Highway Design Guide on <https://www.wokingham.gov.uk/planning-policy/advice-for-developers/highways-development-advice/>

---

**From:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>  
**Sent:** 05 March 2025 11:23  
**To:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>  
**Cc:** 蒋玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Aurora Zhang <[landpower.aurora@hotmail.com](mailto:landpower.aurora@hotmail.com)>; [Lijiaqi99@163.com](mailto:Lijiaqi99@163.com); matthew painter <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>; Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>  
**Subject:** FW: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Dear Marcus,

Further to your email below requesting further drainage information for Penny Wood, please see response below in **RED** received from DJ Barton Associates, together with the attached revised Drainage Strategy.

Please advise if the additional information submitted is acceptable.

Many thanks.

Kind regards,

**Julia Reading**



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**From:** D J BARTON ASSOCIATES <[djbarton@btinternet.com](mailto:djbarton@btinternet.com)>  
**Sent:** 05 March 2025 10:54  
**To:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>  
**Cc:** Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>; 'matthew painter' <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>  
**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Julia,

I have responded to these comments in **RED** below:

- There is very limited evidence to support the submitted drainage strategy, we would expect modelling or another form of evidence to be submitted in support of the strategy. **Hydraulic Modelling is attached to the drainage strategy, this was prepared using Causeway Flow Software – the results show no flooding.**
- D J Barton Associates drainage strategy report 2474E dated 14/01/2025 states that the original house impermeable area was 264m<sup>2</sup> and that 68m<sup>3</sup> attenuation will be required to cater for the 1 in 100-year flood event with a 40% allowance for climate change. We are unsure how the 68m<sup>3</sup> has been arrived at and the strategy report states that the attenuation tank will be 11m x 6.5m x 0.8m, providing a volume of 54.34m<sup>3</sup>.  
**The 68m<sup>3</sup> is a typing error in the drainage strategy. It should have read 54m<sup>3</sup> however the included hydraulic modelling of the system does reflect the correct size attenuation tank of 11 x 6.5 x 0.8m. I have amended the error in the strategy.**  
**The impermeable areas of the previous house, garage and small area of hardstand measure 264m<sup>2</sup>, as this house has now been demolished and replaced it is not possible to model the previous drainage system in detail, however I have used the Modified Rational Method to estimate the previous 1 in 1 year run-off from these impermeable areas.**
- The submitted drawing incorrectly refers to discharge at both 4l/s and 2l/s. **This has been corrected to consistently state 2 l/s.**
- It is still not certain what area of the development drains into the Aco drain at the site's entrance, compared to the situation before the construction of the replacement dwelling. It needs to be clearly demonstrated how much run off is going in that direction and that the aco drain would not be overwhelmed (resulting in it failing).  
**The area that drains to the ACO at the gate is approximately 67m<sup>2</sup>, this has now been indicated by cross-hatching on the layout, and was accounted for in the hydraulic modelling as 0.007ha discharging to node GATE ACO.**
- It does not appear that 1 gully at the front would accommodate all surface run off, it has been suggested that the number of gulleys should be increased to capture runoff as it falls to the east. The Aco drain should be a last resort for capturing run off.  
**There are 2 gullies installed uphill of the ACO channel at the gate. However I have added notes on the drawing stating that these gullies should have an additional gully installed next to them, making them double gullies, to ensure that they can intercept more runoff.**
- Ultimately, it needs to be clearly demonstrated that the drainage solution can work for the impermeable area as this wasn't considered when the development was originally considered.

I trust that the above and attached is satisfactory.

Kind Regards,

Philip Barton  
for D J Barton Associates

---

**From:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>  
**Sent:** 05 March 2025 09:37  
**To:** D J BARTON ASSOCIATES <[djbarton@btinternet.com](mailto:djbarton@btinternet.com)>  
**Cc:** 蒋 玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Aurora Zhang <[landpower.aurora@hotmail.com](mailto:landpower.aurora@hotmail.com)>;  
[Lijiaqi99@163.com](mailto:Lijiaqi99@163.com); matthew painter <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>; Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>  
**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Morning Phil,

Following the submission of the amended details for Penny Wood, please see the response below from the planning officer requesting further information regarding the drainage.

Can you please advise if you are able to address the points he refers to, and if so, what information you will require from the client to do so.

Many thanks.

Kind regards,

**Julia Reading**



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**From:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>  
**Sent:** 04 March 2025 17:18  
**To:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>  
**Cc:** 蒋玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Aurora Zhang <[landpower.aurora@hotmail.com](mailto:landpower.aurora@hotmail.com)>; [lijiaqi99@163.com](mailto:lijiaqi99@163.com); matthew painter <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>; Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>  
**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Dear Julia,

I had a meeting with the Flood Risk and Drainage Officer and the Head of Flood Risk & Drainage this morning to discuss this application and whether there is a way forward.

Unfortunately, there is still a lot of uncertainty regarding the proposed drainage solution. The main issue is that the Invert levels at the front of the site on the drainage drawing are assumed, we need to be certain on the levels to be confident that the proposed drainage works. There are several other issues:

- There is very limited evidence to support the submitted drainage strategy, we would expect modelling or another form of evidence to be submitted in support of the strategy.
- **D J Barton Associates drainage strategy report 2474E dated 14/01/2025** states that the original house impermeable area was 264m<sup>2</sup> and that 68m<sup>3</sup> attenuation will be required to cater for the 1 in 100-year flood event with a 40% allowance for climate change. We are unsure how the 68m<sup>3</sup> has been arrived at and the strategy report states that the attenuation tank will be 11m x 6.5m x 0.8m, providing a volume of 54.34m<sup>3</sup>.
- The submitted drawing incorrectly refers to discharge at both 4l/s and 2l/s.
- It is still not certain what area of the development drains into the Aco drain at the site's entrance, compared to the situation before the construction of the replacement dwelling. It needs to be clearly demonstrated how much run off is going in that direction and that the aco drain would not be overwhelmed (resulting in it failing).

- It does not appear that 1 gulley at the front would accommodate all surface run off, it has been suggested that the number of gulleys should be increased to capture runoff as it falls to the east. The Aco drain should be a last resort for capturing run off.
- Ultimately, it needs to be clearly demonstrated that the drainage solution can work for the impermeable area as this wasn't considered when the development was originally considered.

If the above can be addressed, then we could conclude that the proposed drainage solution is acceptable. However, any further information submitted must be supported by clear evidence. If no evidence is provided to demonstrate that the proposed solution will work, we will not continue to discuss this solution.

At this stage I believe there are two options. 1) Address the above points and submit further information supported by clear evidence; 2) amend the proposal by removing the tarmac that has been laid and proposing a remedial scheme comprising permeable hard surfacing (as originally approved).

Please could you confirm as soon as possible whether the applicant is willing to progress either option under this application. Otherwise, I will be recommending refusal **subject to manager sign off**.

If the application is refused, the matter will be returned to the Enforcement Team who may take formal action on the development as built. I would therefore strongly suggest that these matters are proactively resolved under this application.

Please do not hesitate to contact me if you have any questions.

Kind regards,

*Marcus Watts*

**Marcus Watts BSc (Hons), MA**  
 Senior Planning Officer  
 Wokingham Borough Council  
**Email:** [marcus.watts@wokingham.gov.uk](mailto:marcus.watts@wokingham.gov.uk)  
**Telephone:** 0118 237 8638

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Please view our new highways development advice webpage and new Highway Design Guide on <https://www.wokingham.gov.uk/planning-policy/advice-for-developers/highways-development-advice/>

---

**From:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>

**Sent:** 21 February 2025 12:22

**To:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>

**Cc:** 蒋玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Aurora Zhang <[landpower.aurora@hotmail.com](mailto:landpower.aurora@hotmail.com)>; [lijiaqi99@163.com](mailto:lijiaqi99@163.com); matthew painter <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>; Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>

**Subject:** FW: Pennywood (Formerley kalevala), Hollybush Ride,Finchampstead,Berkshire.RG40 3QP

Dear Marcus,

Thank you for your email regarding the drainage at Pennywood.

Please see below our Drainage Consultant, DJ Barton's response in **RED**, addressing the Officers comments.

Also attached is the Revised Surface Water Drainage Assessment and Drainage Strategy, together with the Topographical Survey for your information.

We look forward to receiving your response.

Many thanks.

Kind regards,

**Julia Reading**



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**From:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>

**Sent:** 19 February 2025 15:48

**To:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>; Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>

**Cc:** 蒋玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Aurora Zhang <[landpower.aurora@hotmail.com](mailto:landpower.aurora@hotmail.com)>; [Lijiaqi99@163.com](mailto:Lijiaqi99@163.com); matthew painter <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>

**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Dear Julia,

Apologies for the further delay with this case. I was waiting to hear back from both Trees & Landscape and Drainage before coming back to you and this took longer than expected.

The tress issue is now resolved, the addendum has been accepted.

Regarding drainage, the Officer has provided the following comments:

We note from the **improved drainage strategy 2474E dated 14/01/2025** that attenuation will be provided to cater for the 1 in 100 year flood event with a 40% allowance for climate change, with discharge controlled at 4l/s.

This discharge rate has now been amended to 2 litres per second, which is 50% of the 1 in 1 year run-off rate from the original house and garage, based on the Rational Method. This is also added to the drainage strategy wording.

**Surface water drainage strategy drawing 2474/E/1 dated January 2025** still shows that the drive falls towards Hollybush Ride, even though there are catchpits with pipes draining towards the attenuation tank.

The pipes below the ground may well fall towards the attenuation tank but the ground levels still fall towards the aco drain at the entrance. We will need clarity on existing levels and drainage calculations based on FEH 22, rather than the FSR used.

The existing ground levels all fall towards Hollybush Ride, the ACO channel drain is in place to prevent run-off from flowing on to the road. The topographical survey for the pre-redevelopment site is attached which shows original levels falling towards the road. The modelling demonstrates that once the amendments to the storage attenuation and flow control are implemented no flooding should occur

during the 1 in 100 year + 40% storm event, this includes the ACO at the front of the site which has been specifically included in the modelling.

We also need to understand how the 4l/s discharge rate was arrived at and what the predevelopment discharge was.

We have amended this to 2 l/s as mentioned above.

There are still so many uncertainties that need to be addressed to clearly demonstrate that the development as it is will not increase flood risk elsewhere.

We will need clarity on the above before I can proceed to a positive recommendation. I would like to stress, again, that reverting the scheme back to the permeable drive originally approved would resolve all these issues without the need for further back and forth.

Please confirm that we will receive the further information as requested.

Kind regards,

*Marcus Watts*

**Marcus Watts BSc (Hons), MA**  
Senior Planning Officer  
Wokingham Borough Council  
**Email:** [marcus.watts@wokingham.gov.uk](mailto:marcus.watts@wokingham.gov.uk)  
**Telephone:** 0118 237 8638

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*Please view our new highways development advice webpage and new Highway Design Guide on <https://www.wokingham.gov.uk/planning-policy/advice-for-developers/highways-development-advice/>*

---

**From:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>

**Sent:** 18 February 2025 13:10

**To:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>; Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>

**Cc:** 蒋玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Aurora Zhang <[landpower.aurora@hotmail.com](mailto:landpower.aurora@hotmail.com)>; [Lijiaqi99@163.com](mailto:Lijiaqi99@163.com); matthew painter <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>

**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Dear Marcus,

Further to the agreement to an extension of time until the 17<sup>th</sup> February for the application at Penny Wood, it is stating 'no decision' on the website.

Could you please advise the current situation.

Many thanks.

Kind regards,

**Julia Reading**



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**From:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>  
**Sent:** 27 January 2025 09:55  
**To:** Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>  
**Cc:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>; 蒋玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Aurora Zhang <[landpower.aurora@hotmail.com](mailto:landpower.aurora@hotmail.com)>; Lijiaqi99@163.com; matthew painter <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>  
**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Dear Tom,

Thank you for your email and the attached documents, which I have uploaded to the case file.

I will need to reconsult the Drainage & Flooding and Trees & Landscape Officers and allow them time to review this additional information. Once I receive their feedback, I will be able to advise on my recommendation.

On this basis, would the applicant be agreeable to a final three week Extension of Time taking us to Monday 17<sup>th</sup> February?

Kind regards,

*Marcus Watts*

**Marcus Watts BSc (Hons), MA**  
Planning Officer – Development Management & Compliance (Specialist)  
Wokingham Borough Council  
**Email:** [marcus.watts@wokingham.gov.uk](mailto:marcus.watts@wokingham.gov.uk)  
**Telephone:** 0118 237 8638

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---

**From:** Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>  
**Sent:** 24 January 2025 09:28  
**To:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>  
**Cc:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>; 蒋玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Aurora Zhang

<[landpower.aurora@hotmail.com](mailto:landpower.aurora@hotmail.com)>; [Lijiaqi99@163.com](mailto:Lijiaqi99@163.com); matthew painter <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>

**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Dear Marcus,

As requested, we now provide the following:

- DJ Barton Associates 'Existing Surface Water Assessment and Improved Drainage Strategy', and
- GHA Trees Arboricultural Assessment Letter.

I also provide our updated Site Layout Plan (1277-P3-1B), where we have omitted the drainage, as this is now contained within the aforementioned DJ Barton document. Our drawing makes direct reference to this document.

We trust that the attached documents satisfy the Councils comments raised in your previous emails, and we look forward to resolving matters.

Kind regards,

**Tom Finch**  
Director



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**From:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>

**Sent:** 22 November 2024 12:33

**To:** Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>

**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Dear Tom,

Following our correspondence last week would you be able to confirm that further information is being produced for both the drainage and potential tree issues identified?

I would also be grateful if you could confirm that the applicant is agreeable to the 4 week Extension of Time requested below. I am flexible on Monday if you wanted to discuss any of the points raised.

Kind regards,

*Marcus Watts*

**Marcus Watts BSc (Hons), MA**

Planning Officer – Development Management & Compliance (Specialist)

Wokingham Borough Council

**Email:** [marcus.watts@wokingham.gov.uk](mailto:marcus.watts@wokingham.gov.uk)

**Telephone:** 0118 237 8638

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**From:** Marcus Watts

**Sent:** 15 November 2024 11:11

To: Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>

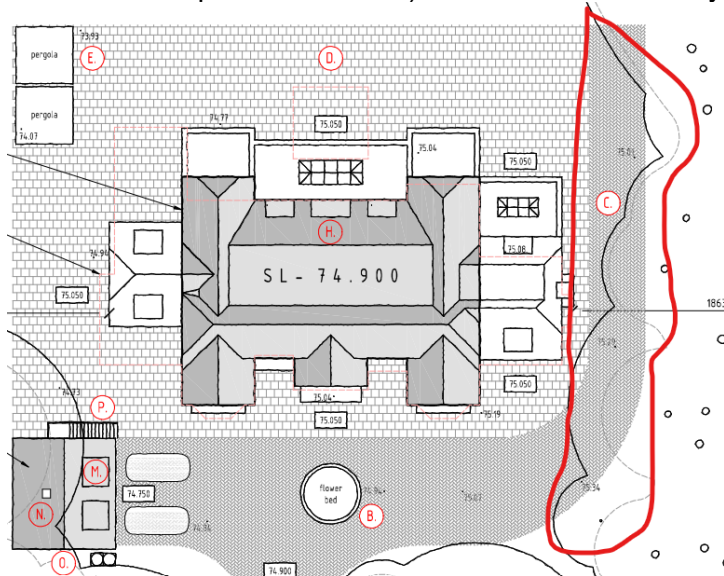
Cc: Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>; 蒋 玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Power Land <[landpower.team@hotmail.com](mailto:landpower.team@hotmail.com)>; 'm.painter2014@gmail.com' <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>

**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

Dear Tom,

Thank you for confirming quickly. Just to clarify that we would expect to see an updated drainage strategy. Ultimately, the most appropriate way to resolve this issue would be to replace the tarmacked areas with a permeable hard surface, the retention of the driveway as constructed must clearly demonstrate that there is no subsequent increased surface water runoff.

Another issue which has been identified is that the extended driveway to the side of the house appears to be within the root protection area of trees on/adjacent to the site's southern boundary (see below). This appears to be in breach of condition 4, and these works could have impacted the trees. Arboricultural information, e.g. an addendum to the approved Arboricultural Method Statement, should be submitted to address this (and any other amendments carried out within the root protection areas). It is also not clear why this extension is necessary.



Overall, the changes to the design of the dwelling appear to be acceptable and I do not have any concerns with the additional structures.

I appreciate that it will take time to instruct the relevant consultants and receive the requested information. Would the applicant be agreeable to a 4 week Extension of Time taking us to Thursday 19<sup>th</sup> December?

Kind regards,

*Marcus Watts*

**Marcus Watts BSc (Hons), MA**

Planning Officer – Development Management & Compliance (Specialist)

Wokingham Borough Council  
**Email:** [marcus.watts@wokingham.gov.uk](mailto:marcus.watts@wokingham.gov.uk)  
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**From:** Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>  
**Sent:** 14 November 2024 17:31  
**To:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>  
**Cc:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>; 蒋玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Power Land <[landpower.team@hotmail.com](mailto:landpower.team@hotmail.com)>; 'm.painter2014@gmail.com' <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>  
**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

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Dear Marcus,

I have spoke with my client and they agree to the extension of time so that we can provide additional information on this matter.

Please could you confirm if all other matters applied for are acceptable, and that the drainage is the only issue outstanding.

Thank you.

Kind regards,

**Tom Finch**  
Director



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**From:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>

**Sent:** 13 November 2024 16:34

**To:** Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>

**Cc:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>; 蒋玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Power Land <[landpower.team@hotmail.com](mailto:landpower.team@hotmail.com)>; 'm.painter2014@gmail.com' <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>

**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride,Finchampstead,Berkshire.RG40 3QP

Dear Tom,

Thank you for your response.

I have spoken with colleagues in the Council's Flood Risk and Drainage Team and received the following advice:

*The above drawing indicates an Aco drain at the gate, that proposes to capture runoff and discharge it north, towards an attenuation tank to the rear of the property. I wonder how this will work, given that the driveway falls towards the gate.*

*Attenuation for any extra impermeable areas created need to cater for the 1 in 100-year flood event, with a 40% allowance for climate change, with controlled discharge into a watercourse.*

*Based on the above, we need to see a clear demonstration of how drainage for this development will work, applying the most up to date hydraulic models.*

During the consultation period for this application, video evidence showing runoff from the tarmac driveway towards the gate and off site was submitted to the Council. This is reflected within other comments received. It therefore appears that the drainage system installed is not adequate, or at the least has previously failed. I would note that the Council does not ordinarily agree to impermeable driveways due to the significant risk of increased surface water flooding, and our preferred option would be for the tarmacked drive to be replaced with permeable hard surfacing to remove the flood risk identified.

Please let me know if the applicant is willing to submit additional drainage information to address the above comments, and would be agreeable to an Extension of Time to facilitate our assessment of this, by close of play this Friday at the latest. Otherwise, I will be recommending refusal on the grounds of increased flood risk **subject to manager sign off**.

Happy to discuss.

Kind regards,

*Marcus Watts*

**Marcus Watts BSc (Hons), MA**

Planning Officer – Development Management & Compliance (Specialist)

Wokingham Borough Council

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**From:** Tom Finch <[tom@dusek.co.uk](mailto:tom@dusek.co.uk)>

**Sent:** 11 November 2024 14:22

**To:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>

**Cc:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>; 蒋 玲玲 <[jiang\\_lingling173@hotmail.com](mailto:jiang_lingling173@hotmail.com)>; Power Land <[landpower.team@hotmail.com](mailto:landpower.team@hotmail.com)>; 'm.painter2014@gmail.com' <[m.painter2014@gmail.com](mailto:m.painter2014@gmail.com)>

**Subject:** RE: Pennywood (Formerley kalevala), Hollybush Ride, Finchampstead, Berkshire. RG40 3QP

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Dear Marcus,

Further to your email below, we respond as follows:

Question A) – confirm what type of hard surface has been used in the construction of the front drive and other areas of hardstanding within the site.

- the driveway has been constructed tarmac (non-permeable).
- the paths and patios have been constructed in block paving (front) and paving slabs (rear).

Question B) – confirm how surface water is currently managed, and if this is in accordance with the approved drainage strategy.

- Whilst the layout of the surface water drainage differs from what was approved, the principal of the strategy is the same, in that all surface water run-off is captured and discharged onsite.
- All surface water runoff (from the dwelling and areas of hardstanding) is taken to an attenuation tank at the rear of the property, before discharging at a limited rate (4 l/s) down the garden via a perforate land drain.
- There is an aco drainage channel across the driveway entrance and the existing drainage ditch across the front of the site prevents any surface water flowing off the site and into the highway.
- This is a very large and wooded site (over 250m deep and 80m wide) meaning that the land drain is located well away from any site boundaries.
- The ground levels inside the site are also falling away from the road, meaning that the surface water will naturally drain towards the wooded area at the rear rather than towards the drainage ditch and highway.
- The attached drawing shows the as built drainage layout.

Kind regards,

**Tom Finch**

Director



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**From:** Marcus Watts <[Marcus.Watts@wokingham.gov.uk](mailto:Marcus.Watts@wokingham.gov.uk)>

**Sent:** 15 October 2024 12:03

**To:** Julia Reading <[julia@dusek.co.uk](mailto:julia@dusek.co.uk)>

**Subject:** 242440 - Penny Wood, Hollybush Ride, Finchampstead, RG40 3QP

**FAO Mr Finch**

Good afternoon,

I am the Case Officer for the above application.

I have received some consultee responses including from the Council's Drainage and Flood Risk Team. I refer to the document titled 'Surface Water Drainage Design' (ref: 36194/R001/DMH) discharged under application ref 192563.

Could you please confirm:

- a. What type of hard surface has been used in the construction of the front drive and other areas of hardstanding within the site.
- b. How surface water is currently managed, and if this is in accordance with the approved drainage strategy.

It appears that the front drive has been constructed with impermeable tarmac, when the original consent and the approved drainage strategy required permeable surfacing. In principle, the use of impermeable hard surfacing in the build is unacceptable and we need to be assured that the development as built is not having an adverse impact on surface water flooding.

I look forward to hearing from you. Please do not hesitate to call on the number below if you wish to discuss.

Kind regards,

*Marcus Watts*

**Marcus Watts BSc (Hons), MA**

Planning Officer – Development Management & Compliance (Specialist)

Wokingham Borough Council

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