

Date: 19 January 2026
Application: 252934



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

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Berkshire, RG40 1BN

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Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 252934

Applicant: Mr Luke Cleary

Site Address: Land at Lodge Road, Hurst, Wokingham, RG10 0SG

Parish: St. Nicholas Hurst

Grid Reference: Easting - 479301, Northing - 173582

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 3 no. detached dwellings with associated access, parking and landscaping and creation of a balancing pond.

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 252934. 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 **9 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252934
Address:	Land at Lodge Road, Hurst, Wokingham, RG10 0SG.		
Proposal:	Full application for the proposed erection of 3 no. detached dwellings with associated access, parking and landscaping and creation of a balancing pond.		
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

LLFA received Full application for the proposed erection of 3 no. detached dwellings with associated access, parking and landscaping and creation of a balancing pond on 19th January 2026.

The LLFA has reviewed the submitted Flood Risk Assessment (FRA), surface water drainage strategy and supporting information. At this stage, the LLFA is unable to support the application as submitted. Further information and clarification are required, particularly regarding fluvial flood risk, groundwater flood risk, and the functionality of the proposed attenuation pond.

1. Fluvial Flood Risk (Flood Zone 2)

The attenuation pond is located within Flood Zone 2. While water-compatible uses may be acceptable in principle, the current submission does not demonstrate:

- Whether the proposed 250 mm raised pond rim will displace fluvial floodplain storage.
- Whether any land raising alters existing flow routes across the site.

- Whether the pond remains functional during a fluvial event when surrounding land is inundated.

Further floodplain level and volume analysis is required to confirm that the proposal will not increase flood risk elsewhere.

2. Surface Water Flood Risk

The FRA indicates that the southern part of the site is affected by surface water flow paths and ponding. The drainage layout places the attenuation pond in this high-risk area, but no mapping has been provided showing:

- How exceedance or overtopping flows would route during blocked outlet scenarios or fluvial/surface water interactions.
- Whether flows could be diverted towards dwellings, neighbouring land or the highway.

The LLFA therefore requires a site-wide overland flow and exceedance routing plan.

3. Groundwater Flood Risk (High Groundwater Table)

The site lies in an area with a seasonally high groundwater table. The FRA recognises clay geology but does not provide:

- Groundwater monitoring data (seasonal levels, groundwater emergence risk).
- An assessment of the risk of groundwater ingress into the attenuation pond, potentially reducing effective storage.
- Confirmation that the pond's base level (36.25 mAOD) will remain above maximum groundwater levels.

Given these uncertainties, the LLFA requires groundwater monitoring and an assessment of its impact on SuDS performance and flood storage.

4. Surface Water Drainage Strategy

The drainage strategy relies on a controlled discharge into the existing ditch. However:

- No evidence has been provided confirming the condition, capacity or continuity of the ditch.
- The chosen discharge rate (1.0–1.1 L/s) is significantly higher than greenfield rates and needs further justification.
- There is no assessment of how the system performs during periods of high groundwater and fluvial/surface water flooding affecting the pond location.

Additional hydraulic justification and downstream connectivity checks are required.

5. Overall LLFA Position -Based on the information submitted The LLFA is unable to support the application at this time. Further detailed information is required to demonstrate that the development will be safe for its lifetime and will not increase flood risk elsewhere.

Conditions & Reasons (if required)			
Date:	21/01/2026	Signed:	NT