

Date: 6 June 2025
Application: 251323



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

Discharge of condition Consultation

Application Number: 251323

Applicant: Mr Alfred Turner

Site Address: Rivertrees, Wargrave Road, Remenham, Wokingham, RG9 3JD

Parish: Remenham

Grid Reference: Easting - 476702, Northing - 182311

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 232716 dated 29.08.2024. Condition 6 relates to drainage strategy, 11 to soil extraction, 14 to flood evacuation plan.

Case Officer: Marcus Watts

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 251323. 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:	251323
Address:	Rivertrees, Wargrave Road, Remenham, Wokingham, RG9 3JD.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 232716 dated 29.08.2024. Condition 6 relates to drainage strategy, 11 to soil extraction, 14 to flood evacuation plan.		
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 the following documents to provided comments on this application:

1. Price & Myers surface water drainage strategy (SWDS) report 31856 01 dated May 2025, together with its appendices.
2. Price & Myers flood warning and evacuation report 31856 02 dated 21/05/2025.

The **SWDS report** (1 above) demonstrates that surface water will discharge into the dry dock, from where it will be pumped into an attenuation soakaway, designed to cater for the 1 in 100-year flood event with a 40% allowance for climate change (11.4m³ storage).

Shallow infiltration is achievable for the site and Causeway flow calculations indicate that there will be no flooding for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change, based on the calculated infiltration rate of 2.1 x 10⁻⁴l/s.

We note that foul runoff will be managed via a package treatment plant in accordance with the drainage layout in Appendix E.

Maintenance to be carried out in accordance with section 5 of the SWDS report.

Based on the above we can **recommend discharge of condition 6.**

The **flood warning and evacuation report** (2 above) states that there will be a sign up to flood warnings but is not clear on who triggers the plan.

The report should also guide people out before a flood happens, so as not to add strain to an already stretched emergency service, rather than let people rely on the emergency service, as mentioned in section 4.1.3.

Based on the above we are **unable to discharge condition 14.**

Addressing the above issues will permit us discharge condition 14.

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:	10/06/2025	Signed:	Boniface Ngu
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