

Date: 12 November 2025
Application: 252726



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,

Full Planning Approval Consultation

Application Number: 252726

Applicant: Mr and Mrs Bailes

Site Address: Chilterns, Thames Drive, Charvil, Wokingham, RG10 9TP

Parish: Charvil

Grid Reference: Easting - 476761, Northing - 177218

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of a self-build dwelling with annexe, attached two bay carport and associated landscaping works following demolition of existing dwelling and outbuilding.

Case Officer: Claire Moore

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 252726. 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 **3 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252726
Address:	Chilterns, Thames Drive, Charvil, Wokingham, RG10 9TP.		
Proposal:	Full application for the proposed erection of a self-build dwelling with annexe, attached two bay carport and associated landscaping works following demolition of existing dwelling and outbuilding.		
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

We have reviewed **Waterco Flood Risk Assessment (FRA) 16086-FRA-03 dated 17/09/2025** together with its appendices and have the following comments to make:

The brownfield site is within flood zone 3 and the proposal is for a replacement dwelling on a reduced footprint.

The existing impermeable footprint is 321.7m² while the proposed impermeable footprint is 321.01m². An overall reduction in impermeable footprint of 0.69m².

Given that the brownfield site proposes a reduction in the impermeable footprint, no basement dwelling is proposed and there are no overland surface water flow routes within the site, we would have no objection to the principle of the development, as represented by **Appendix D** of the above-mentioned FRA report.

We note that BGS borehole observation on the 12/12/20219 indicated that groundwater levels were at 2m bgl.

The report does not however address how surface water runoff from the development will be managed. Based on this, we would recommend the condition below:

NB: As the site is within flood zone 3, we would anticipate that the EA will be consulted to ensure that they are happy that loss of floodplain storage compensation will not be required, in this case.

Conditions & Reasons (if required)

No construction shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- 1) Calculations indicating the existing runoff rate from the site.
- 2) BRE 365 test results demonstrating whether infiltration is achievable or not.
- 3) Use of SuDS following the SuDS hierarchy, preferably infiltration.
- 4) Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at existing rates, or preferably better.
- 5) If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.
- 6) Groundwater monitoring confirming seasonal high groundwater levels in the area.
- 7) A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
- 8) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Date:	17/11/2025	Signed:	Boniface Ngu
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