

Date: 3 February 2025
Application: 243207



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: 243207

Applicant: Mr George Peck

Site Address: Stanford End Farm, Barge Lane, Swallowfield, Wokingham, RG7 1SY

Parish: Swallowfield

Grid Reference: Easting - 470670, Northing - 163368

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of a single storey extension to the existing dwelling following demolition of existing structures, with landscaping and changes to fenestration, plus the installation of a new sewage treatment plant with associated drainage works.

Case Officer: James Fuller

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 243207. 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:	243207
Address:	Stanford End Farm, Barge Lane, Swallowfield, Wokingham, RG7 1SY.		
Proposal:	Full application for the proposed erection of a single storey extension to the existing dwelling following demolition of existing structures, with landscaping and changes to fenestration, plus the installation of a new sewage treatment plant with associated drainage works.		
Type of Development:	Minor All other developments		
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

The southern boundary of the site is within flood zone 2 with the extension located in flood zone 1 but the drainage features are proposed within flood zone 2, as described in **RAB flood risk assessment 3058_FRD v2 dated 13/01/2025**.

The development proposes demolishing some outbuildings and constructing a single storey accommodation.

The site has a bedrock geology of London clay and the tanked basement will not be used for sleeping or living.

New structures will be 150mm above existing ground levels.

Archibald Shaw micro-drainage calculations dated March 2024 indicate that 46.3m³ will be required to attenuate for the 1 in 100-year flood event with a 40% allowance for climate change, for a 0.092ha area contributing, as represented on **Archibald Shaw drainage arrangement drawing EX.01 P3**.

We note that the redline boundary area on the above drawing is 0.43ha and the drainage features are outside the redline boundary, whereas the redline boundary on the **location plan drawing 1100 G** includes the drainage features. Please clarify.

Q_{Bar} is calculated at 1.96l/s with discharge controlled at 2l/s by an orifice.

Archibald Shaw general drainage arrangement drawing EX.01 P3 dated 12/03/2024 shows that there are still uncertainties on the drainage design. We would require clarity on basin size to cater for the 46.3m³ required, infiltration details for the drainage field and demonstration that there is no flooding of pipes.

If infiltration for the drainage field is not achievable, does it link into the attenuation basin, and if it does will the basin be able to accommodate the extra inflow?

It has still not been demonstrated that the proposed drainage features are located outside of the climate change flood zone to ensure that attenuation volumes will not be jeopardized, which could lead to flooding of the property or its surroundings.

We require clarity on the above issues to decide on this application.

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:	04/02/2025	Signed:	Boniface Ngu
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