

Date: 11 July 2025
Application: 250267



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 250267

Applicant: Mr Thomas Roberts

Site Address: 31 Barkham Ride, Wokingham, RG40 4EX

Parish: Finchampstead

Grid Reference: Easting - 478994, Northing - 165846

Type of Development: Major All other developments

Proposal: Demolition of the existing dwelling and material change of use of land as an extension to Victoria Gardens Residential Park Home Estate for the siting of 31 park homes (permanent C3 use class accommodation) and the construction of an ancillary community building (use class F2(b)) and park office (use class Eg(i))

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 250267.

The new details are as follows: **The proposal has been reduced from 35 park homes to 31 park homes. Revised technical documents relating to ecology, trees / landscaping, drainage / flooding and highways have been received to reflect the change in layout**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Connie Davis.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT	To (Case Officer):	Connie Davis
Service	WBC Drainage	App No:	250267
Address:	31 Barkham Ride, Wokingham, RG40 4EX.		
Type of Development:	Major All other developments		
Proposal:	Demolition of the existing dwelling and material change of use of land as an extension to Victoria Gardens Residential Park Home Estate for the siting of 31 park homes (permanent C3 use class accommodation) and the construction of an ancillary community building (use class F2(b)) and park office (use class Eg(i))		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☒ Request further information before determination as **stated below**.

Comments On Proposal

LLFA received this application for Demolition of the existing dwelling and material change of use of land as an extension to Victoria Gardens Residential Park Home Estate for the siting of 31 park homes (permanent C3 use class accommodation) and the construction of an ancillary community building (use class F2(b)) and park office (use class Eg(i)) on 11th July 2025.

Review of FRA (231641/DS/AG/RS/02 Rev D, July 2025)

The FRA and Drainage Strategy report (Rev D, July 2025) by Lanmor Consulting provides detailed information on the FRA and drainage strategy for the proposed development of 31 park homes, an ancillary community building, and a park office at 31 Barkham Ride. Below, LLFA evaluate whether this revised report addresses the three concerns raised in the memorandum.

1. Use of FSR instead of FEH22 for MicroDrainage Calculations

The FRA does not address the concern regarding the use of FSR instead of FEH22. Without explicit mention of FEH22 or a justification for using FSR, this issue remains unresolved. As an experienced engineer, I note that FEH22 is the industry standard for modern drainage design in the UK due to

its updated rainfall data and improved accuracy, particularly for climate change considerations. The absence of this clarification is a significant oversight.

2. Consideration of Swales and Attenuation Basins

Section 6.3 (Pages 15–19) discusses the proposed surface water drainage strategy, which involves discharging runoff to a nearby ditch via a box culvert/cellular storage tank, retention pond, and two Hydro-Brakes. Section 6.3.2 (Page 16) mentions that rainwater harvesting was considered but deemed unviable due to the need for a separate pipe network, tanks, and pumps. Additionally, green or blue roofs were discounted due to the pitched roofs of the park homes (Page 15). However, there is no mention of swales or attenuation basins as alternative SuDS features. Figure 6.1 (Page 17) references a "Sustainable Drainage Hierarchy," but the document does not elaborate on why swales or basins were not considered viable options. The FRA does not address the consideration of swales or attenuation basins. While it discusses the unsuitability of rainwater harvesting and green/blue roofs, it fails to evaluate swales or basins, which are common SuDS features that could potentially offer more sustainable and cost-effective solutions compared to the proposed attenuation tank. Swales and basins can provide water quality treatment, biodiversity benefits, and attenuation, and their omission from the discussion is a gap in the SuDS assessment.

3. Details of the Ordinary Watercourse

The FRA mentions a nearby ditch as the discharge point for surface water runoff (Section 6.3, Pages 15–19) and includes ditch photographs in Appendix F (Page 114). However, there is no specific discussion of an ordinary watercourse cutting through the northeastern corner of the site. The FRA does not provide details about the ordinary watercourse's characteristics (e.g., flow capacity, condition, or maintenance requirements) or its interaction with the site's redline or blue line boundaries. Section 3.1 (Page 8) discusses fluvial flooding and references the River Loddon as the main flood source, but it does not mention a local watercourse within or adjacent to the site. Appendix F's ditch photographs are generic and do not clarify the watercourse's location relative to the site boundaries. LLFA would expect a detailed assessment of any watercourse within the site's redline boundary, including its capacity to receive runoff and potential flood risks, to ensure compliance.

Conditions & Reasons (if required)

Date:	15/07/2025	Signed:	NT
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