

Date: 3 July 2024
Application: 241567



**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: 241567

Applicant: .

Site Address: Land To The East Of Longwater Road, Finchampstead, RG40 3TS

Parish: Invalid code

Grid Reference: Easting - 479637, Northing - 162696

Type of Development: Major Dwellings (10+)

Proposal: Full application for the proposed erection of 40no. dwellings (Use Class C3), together with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access, and associated works.

Case Officer: Adriana González

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 241567. 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:	241567
Address:	Land To The East Of Longwater Road, Finchampstead, RG40 3TS.		
Proposal:	Full application for the proposed erection of 40no. dwellings (Use Class C3), together with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access, and associated works.		
Type of Development:	Major Dwellings (10+)		
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 **RPS flood risk Assessment & conceptual drainage strategy report 794-DES-ARC-30429 V3 dated 14/06/2024** together with its appendices and have the following comments to make:

The 2.29ha site is currently a greenfield site, generally falling from north (57mAOD) to south (52.2mAOD), with a drainage ditch to the southern boundary.

The development anticipates 0.73ha of impermeable area and proposes surface water attenuation, via a lined basin to the southeast of the site, for the 1 in 100-year flood event, with a 40% allowance for climate change.

We note that soakage testing (Appendix D) carried out in June 2017 revealed that infiltration was not achievable.

We also note that Soilscales database indicates that groundwater in the area is generally high, with BGS data confirming levels ranging from 1 to 1.2m bgl, hence the recommendation for groundwater monitoring in section 8.17 of the above report.

Q_{Bar} for the 2.29ha site has been calculated at 6.29l/s and controlled discharge is proposed at 4.6l/s for the 2.29ha site.

Foul drainage via a pumping station to the southeast of the site is proposed into an existing foul sewer (**Appendix G**), and maintenance to be carried out in accordance with Tables 4 & 5.

There is a drainage ditch to the south of the site, but the development does not connect into the ditch but rather connects into the sewer. **We need to understand why this option is being proposed.**

We also note that no permeable paving, swales, etc have been proposed to offer primary treatment, for improved water quality, prior to discharge into the basin and **would appreciate that being considered in the design.**

The **Causeway flow design calculations** (Appendix H) indicate that there is no flooding of any pipes, but we would need clarifications on the above before we can condition this application.

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:	05/07/2024	Signed:	Boniface Ngu
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