

Date: 21 January 2026
Application: 253110



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

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Berkshire, RG40 1BN

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Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 253110

Applicant: Mr Courtney Algar

Site Address: Brunningshams Farm, Heath Ride, Finchampstead, Wokingham, RG40 3QJ

Parish: Finchampstead

Grid Reference: Easting - 480805, Northing - 164356

Type of Development: Minor Dwellings (1-9)

Proposal: Full planning application for the proposed erection of seven two- storey dwelling houses with a central access road, associated parking, landscaping and ancillary works, following the demolition of existing workshops and light industrial buildings and the clearance of associated hardstanding and landscaping.

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 253110. 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 **11 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	253110
Address:	Brunningshams Farm, Heath Ride, Finchampstead, Wokingham, RG40 3QJ.		
Proposal:	Full planning application for the proposed erection of seven two-storey dwelling houses with a central access road, associated parking, landscaping and ancillary works, following the demolition of existing workshops and light industrial buildings and the clearance of associated hardstanding and landscaping.		
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

LLFA received this Full planning application for the proposed erection of seven two-storey dwelling houses with a central access road, associated parking, landscaping and ancillary works, following the demolition of existing workshops and light industrial buildings and the clearance of associated hardstanding and landscaping on 21st january 2026.

Documents reviewed: Flood Risk Assessment & Drainage Strategy, Lanmor Consulting, ref. 251953/FRA/IN/KL/01 Rev B, Dec 2025 (including appendices and MicroDrainage print-outs).

1. Flood risk context

- EA Flood Map for Planning shows the site wholly in Flood Zone 1 (low fluvial risk, <0.1% AEP).
- EA RoFSW mapping indicates localised 1 in 30-year surface water risk in two small areas towards the north and west/front of the site, with modelled depths up to 0.6 m in the access/frontage area.
- Wokingham SFRA groundwater mapping indicates <25% risk of groundwater emergence, but site investigation confirms low-permeability sandy clays/clayey sands and failed BRE365 infiltration tests (trial pits did not drain to 25%).

The FRA proposes finished floor levels 300 mm above surrounding ground to mitigate residual surface water risk, which is appropriate in principle.

2. Surface water drainage strategy

Key elements proposed:

- Infiltration discounted on the basis of BRE365 tests (no meaningful drainage; geology not suitable).
- Permeable paving (tanked) to roofs, private drives and the access road, with granular sub-base + Permavoid units for storage.
- Access road divided into 14 segments with baffles and small orifices (20–25 mm) to control longitudinal flow on the slope.
- Discharge to roadside ditch at site frontage (and re-profiled boundary ditches/swales) at a controlled rate of 4.3 L/s for the 1 in 100 yr + 40% CC event – broadly equivalent to 1-year greenfield for the full 1.86 ha site.
- Design checked in MicroDrainage for events up to 1 in 100 yr + 40% CC, with no above-ground flooding of the system reported.
- Rainwater harvesting and rain gardens as non-critical SuDS features for water reuse and biodiversity.

LLFA view – acceptable in principle, subject to the following:

1. Confirmation of ditch route, capacity and consents
 - The FRA assumes the frontage ditch and connected boundary ditches can accept up to 4.3 L/s plus treated effluent from individual package treatment plants.
 - We require confirmation of:
 - Ditch ownership and responsibility (riparian / third party).
 - Downstream connectivity to a suitable receiving watercourse.
 - Evidence that the ditch system has sufficient capacity in the 1 in 100 yr + CC event *with the proposed discharge* and will not increase flood risk to Heath Ride or neighbouring land.
 - That any necessary ordinary watercourse consents will be obtained.
2. Surface water model audit – request for electronic MicroDrainage files
 - The FRA only provides printed MicroDrainage results. For LLFA audit in Causeway Flow / MicroDrainage, we require the original electronic model files.
 - Please provide:
 - The full MicroDrainage network model files (e.g. .mdx / .sws and any supporting rainfall/imperviousness files),
 - Together with any associated CAD drainage layout used for the model.
 - This is necessary to confirm:
 - Storage volumes in each permeable segment (road and drives),
 - Sensitivity to blockage of 20–25 mm orifices,
 - Performance in the 1 in 30 yr and 1 in 100 yr + 40% CC events including half-drain time.
3. Exceedance routing and interaction with RoFSW
 - The FRA states exceedance will follow the natural fall northwards along the access road into the frontage ditch.
 - Given the mapped 1 in 30 yr surface water ponding at the front of the site, we require a plan overlaid with RoFSW extents showing:
 - Overland flow routes for blockage and exceedance (1 in 100 yr + CC with 40% additional allowance),
 - Confirmation that exceedance does not route towards dwellings or adjacent properties,

- Finished levels on the access relative to Heath Ride and the ditch.
- 4. Groundwater and permeable system robustness
 - Although BRE365 tests show poor infiltration, the permeable system is being used solely for storage (tanked), so groundwater is a risk mainly in terms of buoyancy and capacity loss.
 - We require confirmation that:
 - The base levels of the tanked permeable systems are sufficiently above the highest anticipated groundwater level (drawing on the standpipe monitoring from the SI), or
 - That the design explicitly assumes conservative groundwater levels and still provides the stated storage.
- 5. Foul drainage and flood risk
 - Each dwelling is to have a package treatment plant, discharging treated effluent to the frontage ditch network, subject to EA permitting.
 - From an LLFA flood-risk perspective:
 - The additional base flow in the ditch must be considered in the hydraulic capacity assessment requested above.
 - The FRA should confirm emergency storage/overflow arrangements in case of plant failure so that flood risk or pollution does not affect neighbouring land.
- 6. Maintenance and management
 - The FRA includes a generic maintenance schedule for permeable paving and states that individual householders will maintain private drives, with a management company for the access road and communal areas.

Summary LLFA position

- The site is appropriate in principle for residential development from a fluvial flood risk perspective (Flood Zone 1).
- The FRA has identified surface water and infiltration constraints and proposes a SuDS-led, tanked permeable paving system with controlled discharge to the frontage ditch, which is acceptable in concept.
- However, before the LLFA can provide a final view (or recommend conditions), we require:
 1. Electronic MicroDrainage model files for full audit in Causeway/Civils.
 2. Evidence of ditch capacity, connectivity and consents.
 3. A detailed exceedance routing/levels plan tied to RoFSW mapping.
 4. Clarification of groundwater levels relative to permeable storage bases.

Conditions & Reasons (if required)

Date:	23/01/2026	Signed:	NT
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