

Appendix E

PRE-DEVELOPMENT CONSULTATION WITH WBC

Date: 28 January 2025
Application: 250163



**WOKINGHAM
BOROUGH COUNCIL**

SDL Flood Risk Officer

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Flood Risk Officer,

Pre-app consultation Consultation

Application Number: 250163

Applicant: Vistry Thames Valley

Site Address: Parcels 11 12 and 13, Finchwood Park, Finchampstead

Parish: Finchampstead

Grid Reference: Easting - 477375, Northing - 164400

Type of Development:

Proposal: Pre-application advice for the proposed erection of circa. 217no. residential dwellings, ancillary structures, internal roads, car parking, landscaping and public open space, drainage features, and associated works split across Parcels 11, 12 and 13.

Case Officer: Nick Chancellor

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 250163. 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. As this is a pre-application request, you are reminded that all correspondence should be through the case officer. If the developer contacts you direct, please refer them to the case officer unless otherwise directed. It is possible

you will be required to attend a meeting with the developer as part of the pre-application process and you will be contacted if this is the case.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	SDL Flood Risk Officer	App No:	250163
Address:	Parcels 11 12 and 13, Finchwood Park, Finchampstead.		
Proposal:	Pre-application advice for the proposed erection of circa. 217no. residential dwellings, ancillary structures, internal roads, car parking, landscaping and public open space, drainage features, and associated works split across Parcels 11, 12 and 13.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

Comments On Proposal

The site is within flood zone 1 and we note that there is an existing outline planning application for the wider site with approved overall sitewide drainage strategy.

Site layout drawings PL1004 D dated 17/01/2025 (Parcel 13) and PL04 J dated 17/01/2025 (parcels 11 & 12) show the general proposed development layout.

We would need to see how the proposed development of parcels 11, 12 and 13 feed into the most up to date approved sitewide drainage strategy, taking the SuDS management train into consideration, ensuring that runoff is attenuated and discharge controlled at the approved greenfield rates.

Attenuation provided should include various forms of SuDS, designed to cater for the 1 in 100-year flood event with a 40 % allowance for climate change, with adequate freeboard (minimum 300mm) and shallow side slopes (minimum 1:3).

We would also require understanding the drainage maintenance details for the SuDS features within the parcels, who will be responsible for the maintenance and adequate maintenance access for the attenuation features.

In calculating the attenuation volumes, we need to see a clear demonstration of the impermeable areas considered, with calculations making use of FEH 22 model characteristics.

There should be no surcharging for events up to the 1 in 30 flood event and ideally no flooding for the 1 in 100-year flood event with a 40% allowance for climate change.

If there is however flooding for the 1 in 100-year + 40% climate change, it should be demonstrated how this flooding will be catered for within the development boundary, so that flood risk is not increased elsewhere.

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:

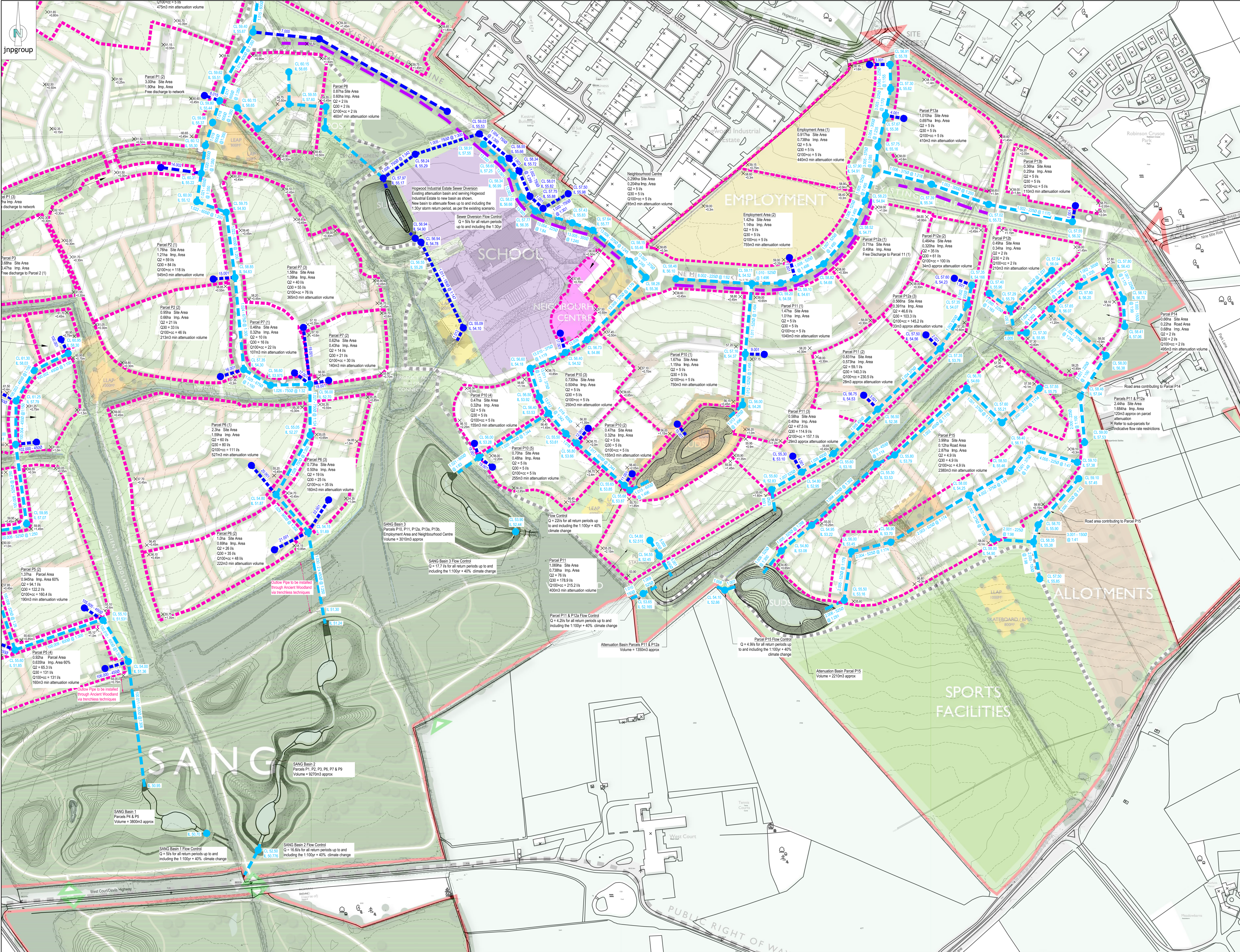
30/01/2025

Signed:



Appendix F

OUTLINE PLANNING SURFACE WATER DRAINAGE STRATEGY



Notes:

- Where this drawing has been issued in electronic .dwg format it has been done so in good faith. jnp group do not take any responsibility for any inaccuracies in the electronic data, which should be checked against the paper (or .pdf) drawing issue. Any apparent discrepancies should be immediately reported to jnp group. The electronic .dwg file should not be assumed to be to scale and should not be used for overlaying, setting out or checking of any third party information. All dimensions should be taken from the paper (or .pdf) version of the drawing. Electronic drawings may contain third party information, jnp group take no responsibility for this information, which should be checked against the original paper drawing(s).
- All working dimensions to be checked on site.
- Do not scale.
- Any discrepancies between drawings of different scales, and between drawings and specification where appropriate to be notified to The Engineer for decision.
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- This drawing should only be used for construction if the drawing status is "Construction". jnp group take no responsibility for construction works undertaken to drawings which are not marked with this status.

Health and Safety Note:
The details on this drawing have been prepared on the assumption that a competent contractor will be carrying out the works. If the contractor considers that there is insufficient Health and Safety information on this drawing, they should immediately be brought to the attention of the designer.

Key

- Surface Water Lateral
- Surface Water Storage
- Surface Water Main Sewer
- Surface Water Network Label
- Development Parcel
- Parcel P10 Catchment Area
- Possible Levels
- Proposed Levels
- Existing Contours

CATCHMENT ANALYSIS NOTES

1. Impervious areas for different land use is based on:
1.1. 60% of residential parcel area
1.2. 60% of neighbourhood centre area
1.3. 70% of employment area

Further allowances for urban creep (10%) and POS (5%) have been included in the impervious area figures.

2. Impervious areas from the spine road are in addition to the impervious areas indicated and are not subject to POS or urban creep allowances.

3. Refer to MicroDrainage calculations for full contributing areas.

4. Flow controls for each parcel are based on Hydrobrake or similar with either 'Linear Discharge Profile' or 'Minimise Upstream Storage' flow curves. Refer to parcel specific notes for flow rates for given return periods.

5. On parcel attenuation volumes indicated represent the minimum volumes required.

6. This drawing is indicative only and subject to development of the site-wide Masterplan and Detailed design.

Rev.	Date	Amendment	By	CHK.
A	02.10.19	Strategy updated to suit removal of permeable paving and site masterplan.	KM	KT
B	08.08.18	Site layout updated and SUDs basin contours indicated.	MIT	MV

Status Preliminary

Legal & General HOMES

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Client Legal & General Homes

Job Hogwood Farm, Finchampstead

Title Outline Drainage Strategy

Scale 1:1250 @ A1 Date April 2018

Drawn by HS Checked by MV Approved by MV

Drawing No. C85672-SK-204

Rev. B