

Date: 21 July 2025
Application: 251450



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: 251450

Applicant: Mr & Mrs Jobson

Site Address: 353 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NH

Parish: Finchampstead

Grid Reference: Easting - 481205, Northing - 165139

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 no. detached dwelling following demolition of the existing dwelling, with associated landscaping and swimming pool.

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 251450. 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:	251450
Address:	353 Nine Mile Ride, Finchampstead, Wokingham, RG40 3NH.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling following demolition of the existing dwelling, with associated landscaping and swimming pool.		
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

The existing dwelling is within flood zone 1 and we would have no objection to the principle of the development, as represented by **proposed floor plans drawing 03-10 D dated January 2025**.

The application form proposes surface water runoff management into an existing watercourse, while foul will discharge into an existing foul sewer network.

There seems to be no watercourses in the area and will need a clear demonstration of how any proposed drainage will work, given that the footprint of the proposal increases significantly.

We would **recommend the condition below**:

Conditions & Reasons (if required)

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- 1) Calculations indicating the existing runoff rate from the site.
- 2) BRE 365 test results demonstrating whether infiltration is achievable or not.
- 3) Use of SuDS following the SuDS hierarchy, preferably infiltration.
- 4) Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for

climate change and runoff controlled at Greenfield rates, or preferably better.

5) Simulation files (mdx, pfd, sws or iddx) for auditing.

6) If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.

7) Groundwater monitoring confirming seasonal high groundwater levels in the area.

8) A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.

9) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

NB: Please in addition to the model simulation results, provided model simulation files for cross checking.

Also note that connection to ordinary watercourses require ordinary watercourse consent via floodriskdc@wokingham.gov.uk

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Date:	22/07/2025	Signed:	Boniface Ngu
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