

Date: 14 October 2025
Application: 252335



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,

Listed Building Consent Consultation

Application Number: 252335

Applicant: Adam and Chloe Fawsitt

Site Address: Bird Place, Henley Bridge, Henley On Thames, Wokingham, RG9 2LN

Parish: Remenham

Grid Reference: Easting - 476462, Northing - 182551

Type of Development: Other Listed Building alteration or extension

Proposal: Application for Listed Building Consent for the proposed erection of single storey rear extension with basement following demolition of existing rear lean-to extension, rear roof terrace, lowering of basement floor and changes to fenestration.

Case Officer: Kieran Neumann

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 252335. 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 **4 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252335
Address:	Bird Place, Henley Bridge, Henley On Thames, Wokingham, RG9 2LN.		
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Type of Development:	Other Listed Building alteration or extension		
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 proposed development lies within Flood Zone 3b, defined as functional floodplain, where land is at the highest risk of flooding and is typically expected to flood during a 1 in 20-year event or more frequently. In this context, the proposal to incorporate below-ground attenuation (e.g. geo-cellular storage) warrants careful scrutiny in line with national guidance.

Surface Water Drainage Considerations

1. Flood Zone 3b Constraints:
 - Flood Zone 3b is not generally considered suitable for engineered below-ground SuDS features due to the high likelihood of fluvial inundation, which may compromise their performance and functionality.
 - Floodwater ingress into attenuation systems may reduce available surface water storage, potentially increasing flood risk on- or off-site.
2. System Functionality During Flooding:
 - Attenuation tanks must rely on controlled discharge, typically via gravity or flow control devices. In fluvial flood conditions, these systems can become submerged, resulting in ineffective drainage or backflow risks.
3. National Guidance (CIRIA C753, EA Standing Advice):
 - Below-ground attenuation in functional floodplain should only be considered where it is:
 - Watertight and resistant to fluvial ingress;
 - Clearly shown to offer net betterment in terms of runoff control;

- Supported by a site-specific flood risk assessment (FRA) and detailed SuDS design that addresses combined fluvial and pluvial scenarios.

4. Sustainable Drainage Hierarchy:

- In Flood Zone 3b, preference should be given to above-ground, exceedance-resilient SuDS features (e.g. rain gardens, raised planters, swales), which are more adaptable to flood conditions, provide biodiversity and water quality benefits, and are easier to maintain and inspect post-event.

Advisory Note

- The Environment Agency (EA) is the statutory authority responsible for granting flood risk activity permits and assessing flood risk acceptability in Flood Zone 3, particularly for extensions and development in functional floodplain (Zone 3b).
- This comment is provided by LLFA in relation to surface water drainage only and is advisory.

Recommendation

To support the drainage strategy in this high-risk location, the applicant should be required to provide:

- Evidence that the below-ground attenuation system is sealed against fluvial ingress;
- Confirmation that the system will remain operational during flood events;
- Detailed maintenance arrangements to ensure long-term performance;
- EA consultation and approval for the proposed works in Flood Zone 3b.

Without this information, the use of below-ground attenuation within functional floodplain remains highly constrained and not be supported by LLFA

Conditions & Reasons (if required)

Date:	22/10/2025	Signed:	NT
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