

Date: 23 December 2024
Application: 243165



**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: 243165

Applicant: Mr and Mrs Smart

Site Address: Louma Cottage Hollybush Ride, RG40 3QR

Parish: Finchampstead

Grid Reference: Easting - 481271, Northing - 164609

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of a 1No detached dwelling with associated parking and landscaping. Followed by the demolition of the existing dwelling.

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 243165. 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:	243165
Address:	Hollybush Road, RG40 3QR.		
Proposal:	Full application for the proposed erection of a 1No detached dwelling with associated parking and landscaping. Followed by the demolition of the existing dwelling.		
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 cottage is within flood zone one and we would have no objection to the principle of replacing it with a dwelling of larger footprint.

Proposed site plan drawing 011 PL00 indicates that the parking spaces will be partially within the surface water flood outline. Given that there is land outside of the surface water flood outline to the west, we would recommend that the building is relocated slightly west to get the parking areas out of the surface water flood outline.

We note from the **application form** that surface water from the development will discharge to a watercourse while foul will be managed via a package treatment plant.

The flood risk summary (FRA) report provided does not cover drainage details for the development and based on that and the above 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 existing rates, or preferably better.
5. Details demonstrating how foul drainage will be managed, represented on the drainage strategy plan.
6. Groundwater monitoring confirming seasonal high groundwater levels in the area.
7. 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.
8. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

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:	24/12/2024	Signed:	Boniface Ngu
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