

Date: 3 June 2026
Application: 261216



**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: 261216

Applicant: Mr Stuart Williams

Site Address: Elmlands, Little Hill Road, Hurst, Wokingham, RG10 0TG

Parish: St. Nicholas, Hurst

Grid Reference: Easting - 479068, Northing - 171564

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of part of the existing paddock to residential curtilage, erection of a detached leisure outbuilding, plus installation of ground-mounted PV panels.

Case Officer: Cameron Young

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 261216. 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 **24 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	261216
Address:	Elmlands, Little Hill Road, Hurst, Wokingham, RG10 0TG.		
Proposal:	Full application for the proposed change of use of part of the existing paddock to residential curtilage, erection of a detached leisure outbuilding, plus installation of ground-mounted PV panels.		
Type of Development:	Other Change of Use		
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 Full application for the proposed change of use of part of the existing paddock to residential curtilage, erection of a detached leisure outbuilding, plus installation of ground-mounted PV panels on 3rd June 2026.

The site is located within Flood Zone 1, which is defined by the EA as land having a low probability of fluvial or tidal flooding. Whilst the flood risk from rivers and the sea is low, insufficient information has been provided regarding the management of surface water runoff arising from the proposed development.

In order for the LLFA to fully assess the flood risk and drainage implications of the proposal, a **Drainage Strategy Report** should be submitted.

The Drainage Strategy Report should include, as a minimum:

- Existing and proposed impermeable areas and site drainage arrangements.
- Details of surface water runoff rates and volumes.
- Identification of the proposed means of surface water disposal in accordance with the drainage hierarchy.
- Details of any sustainable drainage systems (SuDS) proposed.
- Confirmation that runoff from the developed site will be managed so as not to increase flood risk on-site or elsewhere.
- Plans showing the location, extent and exceedance flow routes of all drainage features.

Where infiltration drainage is proposed, the applicant should provide the results of site-specific infiltration testing undertaken in accordance with **BRE Digest 365**. The test results should demonstrate that the proposed infiltration devices are feasible and provide sufficient information to support the design and sizing of the drainage system.

Conditions & Reasons (if required)

Date:	12/06/2026	Signed:	NT
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