

Date: 30 September 2025
Application: 252259



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: 252259

Applicant: Mr & Mrs Manning

Site Address: 149 Victoria Road, Wargrave, Wokingham, RG10 8AG

Parish: Wargrave

Grid Reference: Easting - 479372, Northing - 178868

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no dwelling, detached double garage with associated landscaping, parking, EV charging point, cycle and bin storage following demolition of existing dwelling.

Case Officer: Claire Moore

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 252259. 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 **21 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252259
Address:	149 Victoria Road, Wargrave, Wokingham, RG10 8AG.		
Proposal:	Full application for the proposed erection of 1no dwelling, detached double garage with associated landscaping, parking, EV charging point, cycle and bin storage following demolition of 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 dwelling is within flood zone 1, with the front of the property experiencing low risk surface water flooding.

The northern part of the site experiences high risk surface water flooding and the site seems to also experience high groundwater levels.

It looks the proposed dwelling is relocated further north (**proposed site plan drawing AT - 078 - P21 dated September 2025**) of the site to where there is high risk of surface water flooding. Is that the case? If so, the development needs to demonstrate that the sequential test has been followed to site, the dwelling and demonstrate how the surface water issue will be managed.

The site is also in an area that experiences shallow groundwater levels (between 0.5 – 5m below ground level) but the **application form** states that surface water runoff from the development will be managed via SuDS while foul will discharge into an existing foul sewer.

We need to see groundwater monitoring results indicating seasonal high groundwater levels demonstrating that any proposed SuDS will work.

This is to ensure that we only approve development that is feasible.

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:	09/10/2025	Signed:	Boniface Ngu
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