

Date: 17 February 2026
Application: 252167



**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: 252167

Applicant: Mr David Reed

Site Address: 11 Mayflower Meadow, Spencers Wood, Wokingham, RG7 1YD

Parish: Shinfield

Grid Reference: Easting - 471700, Northing - 167386

Type of Development: Minor All other developments

Proposal: Full application for the proposed material change of use from amenity land to residential to facilitate the erection a single storey side/rear extension with installation of roof lights and erection of outbuilding (part retrospective).

Case Officer: Rowan Reynolds

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 252167. 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 **3 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252167
Address:	11 Mayflower Meadow, Spencers Wood, Wokingham, RG7 1YD.		
Proposal:	Full application for the proposed material change of use from amenity land to residential to facilitate the erection a single storey side/rear extension with installation of roof lights and erection of outbuilding (part retrospective).		
Type of Development:	Minor All other developments		
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, in an area that experiences low risk surface water flooding.

We note that the side/rear extension proposes surface water discharge into a soakaway and we would have no objection to the principle of the development, as represented by **site plan drawing 06 dated November 2025**.

As drainage details have not been provided, 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) BRE 365 test results demonstrating that infiltration is achievable.
- 2) Full calculations demonstrating the performance of soakaways.
- 3) Groundwater data confirming seasonal high groundwater levels in the area.

- 4) 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.
- 5) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF 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:	23/02/2026	Signed:	Boniface Ngu
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