

**Date:** 5 November 2024  
**Application:** 242063



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Drainage,

**Full Planning Approval Consultation**

**Application Number:** 242063

**Applicant:** Henry Giles

**Site Address:** Wind In The Willows, Islandstone Lane, Hurst, Wokingham, RG10 0RJ

**Parish:** St. Nicholas Hurst

**Grid Reference:** Easting - 480424, Northing - 172964

**Type of Development:** Minor Gypsy and traveller pitches (1-9)

**Proposal:** Full application for the material change of use of land from agricultural to provide an enlarged caravan site and alterations to provide 4 additional pitches (total of 6 pitches) with associated hardstanding and ancillary day rooms.

**Case Officer:** Benjamin Hindle

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 242063. 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

|                             |                                                                                                                                                                                                                                          |                |        |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | NT                                                                                                                                                                                                                                       |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                                                                                                                                             | <b>App No:</b> | 242063 |
| <b>Address:</b>             | Wind In The Willows, Islandstone Lane, Hurst, Wokingham, RG10 0RJ.                                                                                                                                                                       |                |        |
| <b>Proposal:</b>            | Full application for the material change of use of land from agricultural to provide an enlarged caravan site and alterations to provide 4 additional pitches (total of 6 pitches) with associated hardstanding and ancillary day rooms. |                |        |
| <b>Type of Development:</b> | Minor Gypsy and traveller pitches (1-9)                                                                                                                                                                                                  |                |        |
| <b>Site Visit Made:</b>     | 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 Full application for the material change of use of land from agricultural to provide an enlarged caravan site and alterations to provide 4 additional pitches (total of 6 pitches) with associated hardstanding and ancillary day rooms. The application requests a change of land use from agricultural to an expanded caravan site, increasing pitches from 2 to 6 with additional hardstanding areas and ancillary day rooms. Key considerations include managing surface water runoff, potential flood risk, and wastewater systems associated with this new use. Site is in flood zone 2 and medium risk from surface water flooding.

Planned floor levels will mitigate potential flood risks: the mobile home floor will be set at 37.7m AOD, the caravan at 37.6m AOD, and the day room at 37.15m AOD, which ensures they are well above the maximum projected flood level, even with climate change considerations. Additional safeguards include securing the caravan with anchors and constructing the day room with flood-resilient materials. To retain existing flood storage capacity, surface material added to the site will involve excavation to maintain the current level of flood storage, and the small footprint of proposed structures will not meaningfully reduce the flood plain's capacity or functionality.

Predicted flood depths on the site are shallow at about 100mm, indicating low flood flow speeds that should not interfere with the development. Access to and from the site is feasible even during rare flood events, as nearby roads would see manageable water levels, with a potential maximum depth of 200mm, which can be navigated safely by vehicles or on foot in emergencies.

After reviewing the drainage strategy outlined for the proposed development, the current assessment does not include sufficient modelling results or calculations to substantiate the drainage design's effectiveness in managing surface water on-site. Detailed hydrological modelling is necessary to accurately predict surface water behaviour, especially considering the site's classification within Flood Zone 2 and its limited permeability. Such data would allow a more thorough understanding of flood risk management, runoff rates, and the storage capacity needed to minimize flood impact both on-site and in the surrounding area.

Further, the inclusion of SuDS would enhance water management, especially with options that might be feasible despite the site's spatial and soil constraints. Permeable paving has been proposed, but additional SuDS features, such as shallow swales or detention basins, could be incorporated where possible. Although these may require design adjustments due to the limited space, incorporating varied SuDS elements would provide multiple layers of water management and attenuation, helping to better mimic natural hydrology and manage the runoff effectively.

**LLFA require detailed modelling and calculation report would quantify the drainage volume needed and help determine the adequacy of the proposed 210 cubic meters of storage.** It would also evaluate the effectiveness of the wholestone layer beneath the concrete rafts in retaining water. These calculations are essential to ensure that the system is properly sized, that peak flows are mitigated during extreme rainfall events, and that the site remains compliant with flood risk regulations.

| Conditions & Reasons (if required) |            |                |    |
|------------------------------------|------------|----------------|----|
| <b>Date:</b>                       | 08/11/2024 | <b>Signed:</b> | NT |