

Date: 16 June 2025
Application: 251419



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

Householder Consultation

Application Number: 251419

Applicant: Anthony Beecher-Brigden

Site Address: 60 Victoria Road, Wargrave, Wokingham, RG10 8AE

Parish: Wargrave

Grid Reference: Easting - 479181, Northing - 178664

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of retaining walls with central steps, following demolition of existing walls and steps and excavation to pavement level, the creation of block-paved parking area with perimeter drainage and a soakaway, installation of dropped kerbs to form drive, and provision of off-road parking for up to four vehicles.

Case Officer: Marcus Watts

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 251419. 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:	251419
Address:	60 Victoria Road, Wargrave, Wokingham, RG10 8AE.		
Proposal:	Householder application for the proposed erection of retaining walls with central steps, following demolition of existing walls and steps and excavation to pavement level, the creation of block-paved parking area with perimeter drainage and a soakaway, installation of dropped kerbs to form drive, and provision of off-road parking for up to four vehicles.		
Type of Development:	Other Householder		
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 **application form** states that the proposed work will involve demolishing the existing retaining walls and steps, removal of soil and other materials down to pavement level.

The cleared area will be block paved suitable for car parking, with a channel drain along the perimeter of the property to divert rainwater into a new soakaway to be dug on the property.

We note that permission for a second section of dropped kerb is requested, to provide off-road parking for up to four cars.

We would have no objection to the principle of the development, within flood zone 1, as represented by **parking plans and front elevations drawing, uploaded on NEC DM on the 13/06/2025**.

Given that the proposal is to manage runoff via soakaway and details of the soakaway 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 monitoring 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 (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:	18/06/2025	Signed:	Boniface Ngu
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