

Date: 14 October 2025
Application: 252055



**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: 252055

Applicant: Mr and Mrs J Horseman

Site Address: Lindisfarne, Wargrave Road, Remenham, Wokingham, RG10 8PE

Parish: Wargrave

Grid Reference: Easting - 478111, Northing - 180891

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for erection of 1no. five-bedroom detached dwelling, pool house and open-sided car port following demolition of existing dwelling with associated landscaping and car parking.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 252055.

The new details are as follows: **Amended plans were received on 13th October 2025 which amend the following:**

- **Re-design of proposed dwelling, including a reduction in massing.**
- **Alteration to application red-line, omitting the area of woodland to the north-west of the existing dwelling.**
- **Omission of reference to boat landing stage.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **28 October 2025**. If you need any more information, please do not hesitate to contact the case officer Kieran Neumann.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage	To (Case Officer):	Kieran Neumann
Service	WBC Drainage	App No:	252055
Address:	Lindisfarne, Wargrave Road, Remenham, Wokingham, RG10 8PE.		
Type of Development:	Minor Dwellings (1-9)		
Proposal:	Full application for erection of 1no. five-bedroom detached dwelling, pool house and open-sided car port following demolition of existing dwelling with associated landscaping and car parking.		
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

We have reviewed **Lanmor Consulting flood risk assessment report 251966/FRA/IN/RS/01 dated 26/08/2025**, together with its appendices and have the following comments to make:

The western boundary of the site is within the flood zone, but the proposed dwelling and pool will be located outside of the 1 100-year flood outline with a 35% allowance for climate change (level 34.54mAOD). Dwelling and pool are beyond the 35.825m AOD site level, as represented on the **drainage strategy drawing (Appendix C)**

The development proposes managing foul via a package treatment plant and surface water runoff via attenuation, with discharge controlled at 0.7l/s, as represented on the drainage strategy drawing in Appendix C.

The **micro-drainage calculations dated 18/08/2025** (Appendix D) indicates that 29.8m³ will be required to cater for the 100-year plus 40% allowance for climate change. The drainage strategy drawing only caters for 27.36m³ (taking 95% void ratio of the attenuation crate.

The total required 29.8m³ need to be catered for.

We note that maintenance will be the responsibility of the owner, in accordance with

section 10 of the above-mentioned report.

If the attenuation concern above is addressed, we would have no objection to the development as represented by the revised **site plans drawing 12B dated 10/10/2025** and **proposed elevations drawing 11B dated 11/10/2025**.

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:	21/10/2025	Signed:	Boniface Ngu
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