

Date: 2 October 2025
Application: 252297



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 252297

Applicant: .

Site Address: 26 Wargrave Road, Twyford, Wokingham, RG10 9PQ

Parish: Twyford

Grid Reference: Easting - 478796, Northing - 176225

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no dwelling with associated access and landscaping.

Case Officer: Connie Davis

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 252297. 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 **23 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252297
Address:	26 Wargrave Road, Twyford, Wokingham, RG10 9PQ.		
Proposal:	Full application for the proposed erection of 1no dwelling with associated access and landscaping.		
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 site is within flood zone 1 and the development proposes managing surface water runoff via infiltration, with **infiltration test rate calculation report 25020-RP-0001 1 dated 01/07/2025** indicated that infiltration is achievable.

Worse case rate obtained 0.16m/hr (4.44×10^{-5} m/s) with test carried out on the 12/05/2025.

We would have no objection to the principle of the development, but we note that the area experiences high groundwater levels and would need to see groundwater monitoring data that indicates how high seasonal groundwater for the area is.

This is to ensure that the proposed infiltration will work.

We note from the photo within the above report that groundwater was not encountered 1m below ground. The investigation was however carried out in May, when groundwater levels would have dropped. Winter monitoring is required.

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:	14/10/2025	Signed:	Boniface Ngu
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