

**Date:** 23 July 2025  
**Application:** 251618



**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:** 251618

**Applicant:** Mr C Youell

**Site Address:** Land Next to 236 Reading Road, Winnersh, RG41 5AA

**Parish:** Winnersh

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

**Type of Development:** Minor Dwellings (1-9)

**Proposal:** Full application for the proposed erection of 1no. two storey dwelling, with associated parking and landscaping, following demolition of existing double garage and part demolition of the existing brick shed.

**Case Officer:** James Fuller

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 251618. 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>                | Boniface Ngu<br>Flood Risk & Drainage                                                                                                                                                                           |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                                                                                                                    | <b>App No:</b> | 251618 |
| <b>Address:</b>             | Land Next to 236 Reading Road, Winnersh, RG41 5AA.                                                                                                                                                              |                |        |
| <b>Proposal:</b>            | Full application for the proposed erection of 1no. two storey dwelling, with associated parking and landscaping, following demolition of existing double garage and part demolition of the existing brick shed. |                |        |
| <b>Type of Development:</b> | Minor Dwellings (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

The site is within flood zone 1 and we would have no objection to the principle of the development, as represented by **block plan drawing 2507 - S002 P3 dated 15/07/2025**.

We note from the application form that surface water runoff will be managed via soakaway while foul drainage will discharge into an existing foul sewer network, as represented by **drainage design drawing 0200 P02 dated 25/06/2025**.

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 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.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

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.

|              |            |                |              |
|--------------|------------|----------------|--------------|
| <b>Date:</b> | 24.07/2025 | <b>Signed:</b> | Boniface Ngu |
|--------------|------------|----------------|--------------|