

Date: 17 September 2024
Application: 242284



**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,

Householder Consultation

Application Number: 242284

Applicant: Mr Michael Hammond

Site Address: 73 Bearwood Road, Barkham, Wokingham, RG41 4SX

Parish: Barkham

Grid Reference: Easting - 478272, Northing - 167710

Type of Development: Other Householder

Proposal: Householder application for the proposed entrance gates and pillars.

Case Officer: Cameron Young

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 242284. 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:	242284
Address:	73 Bearwood Road, Barkham, Wokingham, RG41 4SX.		
Proposal:	Householder application for the proposed entrance gates and pillars.		
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 site is within flood zone 1 and we would have no objection to the development, as represented by **gate plans and elevations drawing MH-10 dated 02/09/2024**.

Conditions & Reasons (if required)

Development should be carried out in accordance with **gate plans and elevations drawing MH-10 dated 02/09/2024**, unless otherwise agreed in writing by the LPA.

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:	17/09/2024	Signed:	Boniface Ngu
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