

**Date:** 15 May 2026  
**Application:** 261165



**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:** 261165

**Applicant:** c/o agent

**Site Address:** Millgate House, Ruscombe Lane, Ruscombe, Wokingham, RG10 9JT

**Parish:** Ruscombe

**Grid Reference:** Easting - 479416, Northing - 176280

**Type of Development:** Minor All other developments

**Proposal:** Full application for the proposed creation of a new direct pedestrian access route from adjoining highway (Millgate Court) into curtilage of the site.

**Case Officer:** Marcus Hillman

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 261165. 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 **8 June 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                        |                |        |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Boniface Ngu<br>Flood Risk & Drainage                                                                                                                  |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                                                           | <b>App No:</b> | 261165 |
| <b>Address:</b>             | Millgate House, Ruscombe Lane, Ruscombe, Wokingham, RG10 9JT.                                                                                          |                |        |
| <b>Proposal:</b>            | Full application for the proposed creation of a new direct pedestrian access route from adjoining highway (Millgate Court) into curtilage of the site. |                |        |
| <b>Type of Development:</b> | Minor All other developments                                                                                                                           |                |        |
| <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 will have no objection to the development, as represented by **proposed exterior works drawing E7866.200.00.201 dated 05/05/2026**.

## 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.

|              |            |                |              |
|--------------|------------|----------------|--------------|
| <b>Date:</b> | 20/05/2026 | <b>Signed:</b> | Boniface Ngu |
|--------------|------------|----------------|--------------|