

Date: 28 May 2025
Application: 250605



**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: 250605

Applicant: Mr C Sawyer

Site Address: The Old House, Lea Farm, Lodge Road, Hurst, RG10 0SS

Parish: St. Nicholas Hurst

Grid Reference: Easting - 478960, Northing - 173009

Type of Development: Other Householder

Proposal: Householder application for groundworks to drain an area of garden to create a putting green, plus erection of fencing and installation of electric gates. (Retrospective)

Case Officer: Claire Moore

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 250605. 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:	NT		
Service	WBC Drainage	App No:	250605
Address:	The Old House, Lea Farm, Lodge Road, Hurst, RG10 0SS.		
Proposal:	Householder application for groundworks to drain an area of garden to create a putting green, plus erection of fencing and installation of electric gates. (Retrospective)		
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**

Flood Risk Context and Drainage and Groundworks Comments

- The site lies within Flood Zone 2 as defined by the Environment Agency Flood Map for Planning, indicating a medium probability of flooding from rivers (between 1 in 100 and 1 in 1,000 annual probability).
- The surface water flood risk mapping also identifies pockets of medium to high surface water risk in the surrounding area, especially during heavy rainfall events. The proposal involves drainage works to an existing garden to facilitate a putting green. Such modifications have the potential to alter the natural infiltration and overland flow pathways, especially in a Flood Zone 2 area.
- As this is a retrospective application, it is important to ensure the works did not reduce floodplain storage or increase surface water runoff to adjacent land.

Recommendations

1. Drainage Strategy and Flood Risk Mitigation:

- A Surface Water Drainage Strategy should be provided, demonstrating how runoff from the modified land is being managed sustainably (e.g., through soakaways, swales, or permeable surfaces). The works must not increase runoff rates or volumes compared to pre-development conditions.
- The applicant should confirm that no raising of land levels has occurred within the floodplain or that compensatory flood storage has been provided if necessary.

- Confirmation is required that the works do not obstruct overland flow paths or flood routes.

Above details are required before the LLFA can fully assess the impact of the works.

Conditions & Reasons (if required)

Date:	29/05/2025	Signed:	NT
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