

Date: 25 February 2026
Application: 260287



**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,

Full Planning Approval Consultation

Application Number: 260287

Applicant: Mr S Khan

Site Address: Land to the rear of 16 and 17 Arnside Close, Twyford, RG10 9BS

Parish: Twyford

Grid Reference: Easting - 478914, Northing - 177035

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1 no. detached dwelling with associated parking, amenity space and access including creation of a new dropped kerb.

Case Officer: Tariq Bailey-Biggs

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 260287. 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 **20 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260287
Address:	Land to the rear of 16 and 17 Arnside Close, Twyford, RG10 9BS.		
Proposal:	Full application for the proposed erection of 1 no. detached dwelling with associated parking, amenity space and access including creation of a new dropped kerb.		
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

Location plan drawing RG109BS.0 A dated October 2025 indicates that the site is within flood zone 1.

We note from the **application form** that surface water runoff will be managed via soakaway while foul drainage will be into an existing foul sewer network.

We would have no objection to the principle of the development, as represented on **existing and proposed site plan drawing RG109BS.02 dated October 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(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- 1) Calculations indicating the Greenfield runoff rate from the site.
- 2) BRE 365 test results demonstrating that infiltration is achievable.
- 3) Full calculations demonstrating the performance of soakaways.
- 4) Groundwater monitoring confirming seasonal high groundwater levels in the area.

- 5) 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.
- 6) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

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:	03/03/2026	Signed:	Boniface Ngu
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