

Date: 27 February 2026
Application: 260417



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 260417

Applicant: Mr Paul Garner

Site Address: 299 Wokingham Road, Earley, Wokingham, RG6 7DU

Parish: Earley

Grid Reference: Easting - 475260, Northing - 171796

Type of Development: Other Change of Use

Proposal: Full application for the change of use of land for the temporary siting of a caravan for residential use for a period of up to five years. (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 260417. 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 **22 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260417
Address:	299 Wokingham Road, Earley, Wokingham, RG6 7DU.		
Proposal:	Full application for the change of use of land for the temporary siting of a caravan for residential use for a period of up to five years. (Retrospective)		
Type of Development:	Other Change of Use		
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 **planning statement** mentions that a residential caravan has been installed to enable the applicant to reside in situ to enhance site safety and security during future envisaged construction works, and it (the caravan) would be removed at latest on completion of those works.

The site is within flood zone 1 and we would have no objection to the principle of the development, as represented by **proposed caravan drawing 1404/4/d**.

We note from the **application form** that surface water runoff will be managed via soakaway while foul water will be managed via a septic tank.

Please provide drainage details demonstrating that infiltration is achievable and provide a drainage strategy drawing for the development.

Also provide details of the septic tank maintenance to ensure that site contamination will be controlled.

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.

Date:	04/03/2026	Signed:	Boniface Ngu
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