

Date: 5 March 2025
Application: 250300



**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,

Householder Consultation

Application Number: 250300

Applicant: Mr Lachlan Ross

Site Address: Loddon Acres, Loddon Drive, Wargrave, RG10 8HD

Parish: Wokingham Town

Grid Reference: Easting - 477763, Northing - 178493

Type of Development: Other Householder

Proposal: Householder application for the proposed closure of existing vehicular access with close fencing and creation of a new centralised vehicular access with improved visibility splays. Plus, the construction of new gates, walls and piers.

Case Officer: Ben McEwan

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 250300. 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:	250300
Address:	Loddon Acres, Loddon Drive, Wargrave, RG10 8HD.		
Proposal:	Householder application for the proposed closure of existing vehicular access with close fencing and creation of a new centralised vehicular access with improved visibility splays. Plus, the construction of new gates, walls and piers.		
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

LLFA received Householder application for the proposed closure of existing vehicular access with close fencing and creation of a new centralised vehicular access with improved visibility splays. Plus, the construction of new gates, walls and piers on 5th march 2025.

The flood risk assessment concludes that the proposed development at Loddon Acres is unlikely to exacerbate existing flood risks. The alterations are minor, and the design includes appropriate measures to mitigate any potential flooding concerns.

LLFA has no objection in terms of surface water flooding but applicant needs to take approval from EA as EA is main approval body for site in flood zone 3 .

Conditions & Reasons (if required)

Date:	NT	Signed:	05/03/2025
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