

Date: 15 September 2025
Application: 251983



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: 251983

Applicant: Mr Keith Pape

Site Address: Land at Lydiaville Mobile Home Park, Bearwood Path, Winnersh, Wokingham, RG41 5EZ

Parish: Winnersh

Grid Reference: Easting - 477402, Northing - 170831

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of land for the siting of a mobile home with associated parking and landscaping.

Case Officer: Marcus Watts

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 251983. 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 **6 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	251983
Address:	Land at Lydiaville Mobile Home Park, Bearwood Path, Winnersh, Wokingham, RG41 5EZ.		
Proposal:	Full application for the proposed change of use of land for the siting of a mobile home with associated parking and landscaping.		
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 site is within flood zone 1, with the eastern boundary experiencing medium risk of surface water flooding.

The **proposed site plan drawing SP-001 C dated 22/08/2025** indicates that the mobile home is sited away from this area.

Groundwater flood maps indicate that the northern part of the site experiences groundwater levels between 0.025m and 0.5m below ground levels.

Given that the **application form** states that surface water runoff will be managed via soakaway, we need to see groundwater monitoring data that justifies that seasonal high groundwater levels will be low enough to allow for infiltration to take place.

We note that foul drainage will be managed via an existing foul sewer.

Once we are satisfied that infiltration is achievable, we would anticipate seeing a drainage strategy report that demonstrates that the development can go ahead without increasing flood risk on or off site and the proposed foul and surface water drainage is represented on a drainage strategy drawing. The development shall be accompanied by calculations catering for the events up to an including the 1 in 100-year flood event with a 40% allowance for climate change.

The drainage strategy report and the drainage strategy drawing will be approved, in writing by the LPA.

We note from the **proposed dwelling plans drawing P-001 dated June 2025** that the mobile home will be raised off the ground.

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:	16/09/2025	Signed:	Boniface Ngu
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