

Date: 16 April 2025
Application: 242063



**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: 242063

Applicant: Henry Giles

Site Address: Wind In The Willows, Islandstone Lane, Hurst, Wokingham, RG10 0RJ

Parish: St. Nicholas Hurst

Grid Reference: Easting - 480424, Northing - 172964

Type of Development: Minor Gypsy and traveller pitches (1-9)

Proposal: Full application for the material change of use of land from agricultural to provide an enlarged caravan site and alterations to provide 4 additional pitches (total of 6 pitches) with associated hardstanding and ancillary day rooms.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 242063.

The new details are as follows: **The applicant has provided a sequential test for the site.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Benjamin Hindle.

Yours sincerely,

Development Management & Compliance

MEMORANDUM

From:	NT	To (Case Officer):	Benjamin Hindle
Service	WBC Drainage	App No:	242063
Address:	Wind In The Willows, Islandstone Lane, Hurst, Wokingham, RG10 0RJ.		
Type of Development:	Minor Gypsy and traveller pitches (1-9)		
Proposal:	Full application for the material change of use of land from agricultural to provide an enlarged caravan site and alterations to provide 4 additional pitches (total of 6 pitches) with associated hardstanding and ancillary day rooms.		
Site Visit Made:	No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

LLFA received Full application for the material change of use of land from agricultural to provide an enlarged caravan site and alterations to provide 4 additional pitches (total of 6 pitches) with associated hardstanding and ancillary day rooms on 16th april 2025

The Flood Risk Assessment (FRA) is technically sound, concluding that the site (currently Flood Zone 2) can safely accommodate 4 additional mobile home pitches (total 6) with mitigation measures:

- Elevated floor levels (37.7m AOD for homes, 37.6m for caravans) exceed predicted flood levels (36.8m AOD + climate change allowance).
- Flood-resilient construction for day rooms and compensatory drainage (whinstone hardstanding with 30% voids). Anchored mobile homes (reclassified as "more vulnerable") and safe access/egress (max 100mm flood depth on roads).

Considering above LLFA has no objection but recommend planning conditions written below

Conditions & Reasons (if required)							
1. Flood Resilience Levels & Surface water drainage - Condition 1 : No occupation of any mobile home or day room shall occur until floor levels are constructed to a minimum of 37.7m AOD (mobile homes), 37.6m AOD (caravans), and 37.15m AOD (day rooms), as specified in the Flood Risk Assessment (Ref: 16698, Prior Associates). A detailed surface water drainage strategy scheme (using permeable whinstone hardstanding with 30% voids) shall be implemented before any units are occupied and maintained thereafter. - Reason: To ensure flood protection in line with Environment Agency guidance. 2. No Raised Ground Levels and Flood Emergency Plan - Condition 2 : No raising of ground levels beyond existing contours (37.01–37.4m AOD) unless compensatory excavation is agreed in writing by the LPA. A site-specific Flood Emergency Plan (including flood warnings, evacuation routes, and emergency contacts) shall be submitted and approved prior to occupation - Reason: To preserve floodplain storage capacity and safeguard residents in extreme events. <table border="1"><tr><td>Date:</td><td>16/4/2025</td><td>Signed:</td><td>NT</td></tr></table>				Date:	16/4/2025	Signed:	NT
Date:	16/4/2025	Signed:	NT				