

**Date:** 2 March 2026  
**Application:** 260209



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Dear WBC Drainage,

**Full Planning Approval Consultation**

**Application Number:** 260209

**Applicant:** ROONEY

**Site Address:** Highfield Park, Eversley Road, Arborfield, RG2 4PP

**Parish:** Arborfield and Newland

**Grid Reference:** Easting - , Northing -

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

**Proposal:** Full application for the change of use of land to a residential caravan site comprising the siting of seven static caravans for residential occupation, alongside ecological enhancements and associated ancillary works, utilising the existing vehicular access.

**Case Officer:** Marcus Hillman

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 260209. 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 **23 March 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                    |                |        |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | NT                                                                                                                                                                                                                                                                 |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                                                                                                                                                                       | <b>App No:</b> | 260209 |
| <b>Address:</b>             | Highfield Park, Eversley Road, Arborfield, RG2 4PP.                                                                                                                                                                                                                |                |        |
| <b>Proposal:</b>            | Full application for the change of use of land to a residential caravan site comprising the siting of seven static caravans for residential occupation, alongside ecological enhancements and associated ancillary works, utilising the existing vehicular access. |                |        |
| <b>Type of Development:</b> | Minor Gypsy and traveller pitches (1-9)                                                                                                                                                                                                                            |                |        |
| <b>Site Visit Made:</b>     | 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 this Full application for the change of use of land to a residential caravan site comprising the siting of seven static caravans for residential occupation, alongside ecological enhancements and associated ancillary works, utilising the existing vehicular access on 2<sup>nd</sup> march 2026.

The site lies within Flood Zone 1; however, mapping from the Environment Agency Risk of Flooding from Surface Water indicates that the site is at very high risk of surface water flooding.

The proposed development introduces highly vulnerable residential accommodation in an area where there is a significant risk of surface water flooding. The application does not include a site-specific Flood Risk Assessment or a surface water drainage strategy demonstrating that:

- the caravans will be located outside the highest surface water flow paths,
- the development will remain safe for its lifetime,
- surface water runoff will be appropriately managed on site, and
- the proposal will not increase flood risk elsewhere.

In the absence of this information, the proposal is contrary to national planning policy and guidance relating to flood risk and sustainable drainage, including the principles set out within the National Planning Policy Framework.

The Lead Local Flood Authority therefore objects to the application.

The objection may be reconsidered should the applicant submit:

- A site-specific Flood Risk Assessment addressing surface water flood risk;
- A detailed surface water drainage strategy incorporating Sustainable Drainage Systems (SuDS);
- Evidence that the proposed development will be safe for its lifetime without increasing flood risk elsewhere.

| Conditions & Reasons (if required) |            |         |    |
|------------------------------------|------------|---------|----|
|                                    |            |         |    |
| Date:                              | 06/03/2026 | Signed: | NT |