

Date: 12 February 2026
Application: 260373



**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,

Variation/Removal of Condition Consultation

Application Number: 260373

Applicant: Mr J Smith

Site Address: Land Opposite 130-144 Wargrave Road, Wargrave Road, Twyford, RG10 9PN

Parish: Twyford

Grid Reference: Easting - 478537, Northing - 177128

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

Proposal: Application to remove conditions 1 and 2 of planning consent 230310 (allowed under appeal ref APP/X0360/W/23/3320780) for the proposed change of use of land to a single Gypsy and Traveller pitch with the siting of 1 no. mobile home and conversion of the existing stables to a day room, plus associated parking, landscaping and gate. Condition 1 relates to named occupiers and condition 2 to cessation of the use, and the application is to remove these requirements.

Case Officer: Tariq Bailey-Biggs

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 260373. 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 **7 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260373
Address:	Land Opposite 130-144 Wargrave Road, Wargrave Road, Twyford, RG10 9PN.		
Proposal:	Application to remove conditions 1 and 2 of planning consent 230310 (allowed under appeal ref APP/X0360/W/23/3320780) for the proposed change of use of land to a single Gypsy and Traveller pitch with the siting of 1 no. mobile home and conversion of the existing stables to a day room, plus associated parking, landscaping and gate. Condition 1 relates to named occupiers and condition 2 to cessation of the use, and the application is to remove these requirements.		
Type of Development:	Minor Gypsy and traveller pitches (1-9)		
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

Conditions 1 & 2 are not drainage related so no drainage comments

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:	20/02/2026	Signed:	Boniface Ngu
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