

Date: 1 April 2025
Application: 250722



**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: 250722

Applicant: Five Horseshoes LLP

Site Address: The Coach House, Five Horseshoes House, White Hill, Remenham Hill, Wokingham, RG9 3EP

Parish: Remenham

Grid Reference: Easting - 477963, Northing - 182855

Type of Development: Minor Dwellings (1-9)

Proposal: Full planning application for the proposed erection of 1 no. detached dwelling following demolition of the existing Coach House, plus associated landscaping.

Case Officer: James Fuller

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 250722. 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:	250722
Address:	The Coach House, Five Horseshoes House, White Hill, Remenham Hill, Wokingham, RG9 3EP.		
Proposal:	Full planning application for the proposed erection of 1 no. detached dwelling following demolition of the existing Coach House, plus associated landscaping.		
Type of Development:	Minor Dwellings (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

LLFA received Full planning application for the proposed erection of 1 no. detached dwelling following demolition of the existing Coach House, plus associated landscaping.

The development is in Flood zone 1 according to the EA mapping. There may be a small increase in impermeable area and we would have no objection to the principle of the development but as Drainage details have not been provided and the existing drainage regime has not been mentioned, we would recommend the condition below:

Conditions & Reasons (if required)

No construction shall take place until details of the surface water drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS.

Reasons

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Date:	09/04/2025	Signed:	NT