

Date: 1 September 2025
Application: 252055



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 252055

Applicant: Mr and Mrs J Horseman

Site Address: Lindisfarne, Wargrave Road, Remenham, Wokingham, RG10 8PE

Parish: Wargrave

Grid Reference: Easting - 478111, Northing - 180891

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for erection of 1no. five-bedroom detached dwelling, pool house and open-sided car port following demolition of existing dwelling with associated landscaping and car parking.

Case Officer: Kieran Neumann

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 252055. 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 **19 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252055
Address:	Lindisfarne, Wargrave Road, Remenham, Wokingham, RG10 8PE.		
Proposal:	Full application for erection of 1no. five-bedroom detached dwelling, pool house and open-sided car port following demolition of existing dwelling with associated landscaping and car parking.		
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 this Full application for erection of 1no. five-bedroom detached dwelling, pool house and open-sided car port following demolition of existing dwelling with associated landscaping and car parking. LLFA reviewed the Flood Risk Assessment and Drainage Strategy (ref: 251966/FRA/IN/RS/01, August 2025). The site is located in Flood Zone 1, and the proposed drainage strategy using permeable paving and an attenuation tank, restricting discharge to 0.7 l/s with a 40% climate change allowance, is acceptable. The development is in Flood zone 1 but very near to Thames and risk from surface water flooding according to the EA mapping. There will be increase in impermeable area and we would have no objection to the principle of the development.

We have **no objection** subject to the following condition:

Conditions & Reasons (if required)			
Condition: No development shall commence until a detailed surface water drainage scheme, based on the submitted strategy, including final design, discharge rates, exceedance flow routes, and a maintenance plan, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to occupation and maintained thereafter. Reasons This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (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:	03/09/2025	Signed:	NT