

Date: 3 October 2025
Application: 252177



**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: 252177

Applicant: Mr Kevin McManus

Site Address: 7A The Ridgeway, Woodley, Wokingham, RG5 3QD

Parish:

Grid Reference: Easting - 476530, Northing - 172031

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for proposed erection of detached, two-storey, 3-bedroom dwelling and demolition of existing garage.

Case Officer: Cameron Young

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 252177. 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 **24 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252177
Address:	7A The Ridgeway, Woodley, Wokingham, RG5 3QD.		
Proposal:	Full application for proposed erection of detached, two-storey, 3- bedroom dwelling and demolition of existing garage.		
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

The development is proposed within flood zone 1, but in an area that experiences high groundwater levels (as low as 0.025m below ground level).

The **application form** proposes surface water management via soakaway while foul will be managed via an existing foul sewer.

Based on the above we would like to see groundwater monitoring results demonstrating that seasonal high groundwater levels are low enough to permit the functioning of soakaways and that infiltration is achievable (via BRE365 test results).

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:	14/10/2025	Signed:	Boniface Ngu
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