

Date: 13 May 2025
Application: 251124



**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,

Permission In Principle Consultation

Application Number: 251124

Applicant: Mr R Potyka

Site Address: Land at Lands End House, Beggars Hill Road, Lands End, Twyford, RG10 0UD

Parish: Charvil

Grid Reference: Easting - 477950, Northing - 174262

Type of Development: Minor Dwellings (1-9) PiP

Proposal: Permission in principle application for the proposed erection of 1 no. detached dwelling.

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 251124. 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:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	251124
Address:	Land at Lands End House, Beggars Hill Road, Lands End, Twyford, RG10 0UD.		
Proposal:	Permission in principle application for the proposed erection of 1 no. detached dwelling.		
Type of Development:	Minor Dwellings (1-9) PiP		
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 **redline boundary** indicates that the site is within flood zone 1 with the southern boundary experiencing surface water flooding for the low-risk event.

We would anticipate that the sequential test will be applied in citing the dwelling outside this zone and a drainage strategy report will be submitted.

The drainage strategy report should demonstrate how flood risk from any impermeable area generated by the development will be managed to ensure flood risk is not increased on or off site.

Conditions & Reasons (if required)

As conditioned within the comments section above.

Date:	15/05/2025	Signed:	Boniface Ngu
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