

Date: 13 April 2026
Application: 260736



**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: 260736

Applicant: Mr Ned Rooney

Site Address: Land Off Eversley Road, adjacent to Highfield Park, Arborfield, Berkshire

Parish: Arborfield and Newland

Grid Reference: Easting - 476104, Northing - 165910

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

Proposal: Full application for the proposed change of use of land for the stationing of 1 no. static caravan for occupation by Gypsies / Travellers with associated access.

Case Officer: Helen Maynard

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 260736. 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 **5 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260736
Address:	Land Off Eversley Road, adjacent to Highfield Park, Arborfield, Berkshire.		
Proposal:	Full application for the proposed change of use of land for the stationing of 1 no. static caravan for occupation by Gypsies / Travellers with associated access.		
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

LLFA received Full application for the proposed change of use of land for the stationing of 1 no. static caravan for occupation by Gypsies / Travellers with associated access on 13th April 2026.

The application site is located within Flood Zone 1, as defined by the Environment Agency Flood Map for Planning, and is therefore at low risk of fluvial flooding. On this basis, the principle of development is acceptable in flood risk terms.

However, the LLFA notes that the proposal will introduce new hardstanding and access arrangements, which have the potential to increase surface water runoff rates and volumes if not appropriately managed.

In the absence of detailed drainage information, the LLFA cannot be satisfied that the development will not increase flood risk elsewhere. It is therefore recommended that the following information is secured.

- A surface water drainage strategy demonstrating that runoff will be managed in accordance with the principles of sustainable drainage systems (SuDS).
- Evidence that post-development runoff rates will not exceed greenfield rates.
- Details of proposed SuDS features and results of infiltration testing undertaken in accordance with BRE 365.

- A management and maintenance plan for the lifetime of the development.

Given the scale of the development (single static caravan), a proportionate approach to drainage design is acceptable. The use of infiltration-based SuDS is likely to be appropriate, subject to ground conditions.

Conditions & Reasons (if required)

Date:	16/04/2026	Signed:	NT
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