

Date: 21 January 2026
Application: 253078



**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: 253078

Applicant: Mr. Joseph Sheridan

Site Address: Donna's Paddock, Wargrave Road, Twyford, RG10 9PN

Parish: Twyford

Grid Reference: Easting - 478515, Northing - 177214

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

Proposal: Full planning application for the change of use of land for the stationing of a mobile home for residential purposes, together with the provision of associated dayroom accommodation, parking, hardstanding and landscaping ancillary to that use, following the demolition of existing stables.(Retrospective)

Case Officer: Benjamin Hindle

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 253078. 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 **11 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	253078
Address:	Donna's Paddock, Wargrave Road, Twyford, RG10 9PN.		
Proposal:	Full planning application for the change of use of land for the stationing of a mobile home for residential purposes, together with the provision of associated dayroom accommodation, parking, hardstanding and landscaping ancillary to that use, following the demolition of existing stables.(Retrospective)		
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 planning application for the change of use of land for the stationing of a mobile home for residential purposes, together with the provision of associated dayroom accommodation, parking, hardstanding and landscaping ancillary to that use, following the demolition of existing stables.(Retrospective) on 21st january 2026 .

For the retrospective application relating to the stationing of a mobile home with associated dayroom accommodation, parking, hardstanding and landscaping, the Lead Local Flood Authority (LLFA) can provide the following advice:

- The site lies within Flood Zone 1, where flood risk from rivers and the sea is low.
- As the development introduces impermeable areas, there is potential for increased surface water runoff compared to the previous use.
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The LLFA would therefore advise that:

- A simple surface water drainage strategy should be provided to demonstrate how runoff from roofs and hardstanding is managed.
- Infiltration-based SuDS (such as permeable paving or soakaways) should be used where ground conditions allow.
- Where infiltration is not feasible, surface water should be managed on site and discharged at a controlled rate, ideally no greater than greenfield runoff.

- Surface water should not discharge onto the highway or neighbouring land.
- Any exceedance flows should be directed away from the mobile home and ancillary buildings to prevent internal flooding.

Conditions & Reasons (if required)			
Date:	22/01/2026	Signed:	NT