

**Date:** 9 June 2026  
**Application:** 261111



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Drainage,

**Full Planning Approval Consultation**

**Application Number:** 261111

**Applicant:** Mr Terrence Powley

**Site Address:** United Reformed Church Hall, Church Street, Twyford, Wokingham, RG10 9DR

**Parish:** Twyford

**Grid Reference:** Easting - 478830, Northing - 175946

**Type of Development:** Minor All other developments

**Proposal:** Full application for provision of 2 Air Source Heat pumps in Environ Attenuation enclosure on ground level bases.

**Case Officer:** Tariq Bailey-Biggs

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 261111. 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 **2 July 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                       |                |        |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Boniface Ngu<br>Flood Risk & Drainage                                                                                 |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                          | <b>App No:</b> | 261111 |
| <b>Address:</b>             | United Reformed Church Hall, Church Street, Twyford, Wokingham, RG10 9DR.                                             |                |        |
| <b>Proposal:</b>            | Full application for provision of 2 No. Air Source Heat pumps in Environ Attenuation enclosure on ground level bases. |                |        |
| <b>Type of Development:</b> | Minor All other developments                                                                                          |                |        |
| <b>Site Visit Made:</b>     | 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 site is within flood zone 1 and in an area that experiences high groundwater levels, but we would have no objection to the development, as represented on **as proposed drawing 26374 [PL] 01 dated April 2026.**

## 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.

|              |            |                |              |
|--------------|------------|----------------|--------------|
| <b>Date:</b> | 15/06/2026 | <b>Signed:</b> | Boniface Ngu |
|--------------|------------|----------------|--------------|