

Date: 23 March 2026
Application: 260437



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 260437

Applicant: Miss Lisa Spiers

Site Address: Broadacre Place, Broadcommon Road, Hurst, Wokingham, RG10 0RE

Parish: St. Nicholas, Hurst

Grid Reference: Easting - 480838, Northing - 172894

Type of Development: Other Change of Use

Proposal: Full planning application for the proposed change of use of an existing building to residential use (C3) to create 1no. dwelling house, including alterations to fenestration and the installation of roof lights, alongside the erection of a front porch, following the removal of an existing mobile home.

Case Officer: Annabelle Jones

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 260437. 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 **15 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

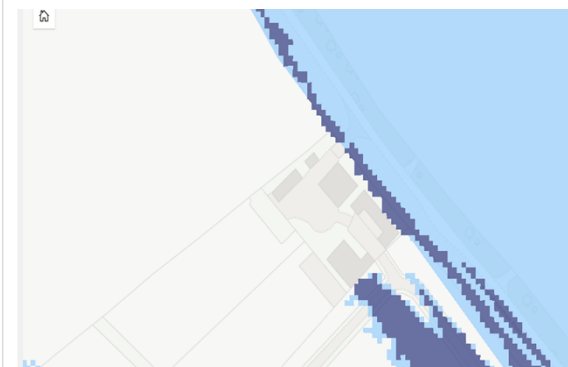
From:	NT		
Service	WBC Drainage	App No:	260437
Address:	Broadacre Place, Broadcommon Road, Hurst, Wokingham, RG10 0RE.		
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Type of Development:	Other Change of Use		
Site Visit Made:	No		

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 has reviewed the submitted planning application in its role as a statutory consultee for surface water drainage and local flood risk, having regard to the requirements of the NPPF and associated Planning Practice Guidance. The site is located in close proximity to Flood Zone 3 and is therefore subject to elevated flood risk considerations.



The proposed development introduces a residential use (Use Class C3), which is classified as More Vulnerable development. In this context, it must be demonstrated that the development will be safe for its lifetime, without increasing flood risk elsewhere. The LLFA would expect the Local Planning Authority to be satisfied that the Sequential Test, and where necessary the Exception Test, have been appropriately applied.

Based on the information submitted, insufficient detail has been provided in relation to flood risk. A site-specific FRA is required to clearly identify all sources of flood risk to the site, including fluvial and surface water flooding, and to demonstrate appropriate mitigation measures. In particular, the FRA should confirm that finished floor levels are set above the design flood level, inclusive of climate change allowances, and that safe access and egress can be achieved during flood events. Consideration should also be given to residual risks, including exceedance scenarios.

In addition, the application does not include an adequate surface water drainage strategy. The LLFA requires a strategy that accords with the drainage hierarchy as set out by EA, prioritising infiltration where feasible and restricting discharge rates to greenfield or betterment levels. The use of SuDS should be demonstrated, alongside appropriate climate change allowances (minimum +40% rainfall intensity). The strategy should also show how exceedance flows will be managed on site to prevent flooding of the proposed dwelling or adjacent land.

The proposal represents an intensification of use from a mobile home to a permanent residential dwelling, thereby increasing the vulnerability of the site to flood risk. The applicant should therefore demonstrate the incorporation of flood-resistant and flood-resilient construction techniques, and confirm that the proposed porch and external alterations will not obstruct overland flow routes.

In the absence of sufficient information to demonstrate that the development will be safe for its lifetime and will not increase flood risk elsewhere, the LLFA raises a holding objection to the application. This objection may be reconsidered should the applicant submit a satisfactory Flood Risk Assessment, a detailed surface water drainage strategy, confirmation of finished floor levels, exceedance flow routing details, and a long-term maintenance and management plan for the drainage system.

Until such information is provided, the LLFA cannot support the proposed development on flood risk and drainage grounds.

Conditions & Reasons (if required)

Date:	24/03/2026	Signed:	NT
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