

Date: 25 June 2026
Application: 261486



**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,

Permission In Principle Consultation

Application Number: 261486

Applicant: Mr Kashif Khan

Site Address: 1 Ilbury Close, Shinfield, Wokingham, RG2 9DE

Parish: Shinfield

Grid Reference: Easting - 473428, Northing - 168289

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

Proposal: Permission in principle application for the proposed construction of 2 dwellings on land adjacent to 1 Ilbury Close.

Case Officer: Rowan Reynolds

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 261486. 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 **18 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	261486
Address:	1 Ilbury Close, Shinfield, Wokingham, RG2 9DE.		
Proposal:	Permission in principle application for the proposed construction of 2 dwellings on land adjacent to 1 Ilbury Close.		
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

LLFA received this Permission in Principle application for the proposed construction of 2 dwellings on land adjacent to 1 Ilbury Close. Also reviewed the submitted information in relation to surface water flood risk and drainage. Location is in flood zone 1.

At present, insufficient information has been provided to demonstrate that surface water runoff from the proposed development can be managed appropriately without increasing flood risk on-site or to neighbouring land. As such, the LLFA is unable to fully assess the acceptability of the proposal from a surface water drainage perspective.

To enable further consideration, the following information is required:

A detailed surface water drainage strategy should be submitted, which must:

1. Demonstrate compliance with the SuDS hierarchy, prioritising:
 - Rainwater reuse,
 - Infiltration,
 - Attenuation with controlled discharge (only where infiltration is not feasible).
2. Confirm the proposed method of surface water disposal, including:
 - Results of site-specific infiltration testing undertaken in accordance with BRE Digest 365, where infiltration drainage is proposed; or
 - Justification where infiltration is not feasible, supported by ground investigation evidence.

3. Provide drainage calculations and plans showing that:
 - Post-development runoff rates and volumes do not exceed greenfield (or existing) rates;
 - Surface water is managed for all rainfall events up to and including the 1 in 100 year event plus an appropriate climate change allowance.
4. Include exceedance flow routing, demonstrating how flows will be safely managed during events exceeding the design capacity, without flooding buildings or causing off-site impacts.
5. Include a maintenance and management plan for all proposed drainage features for the lifetime of the development.

Until the above information is submitted and agreed, the LLFA cannot confirm that the development will be safe from surface water flooding or will not increase flood risk elsewhere.

Conditions & Reasons (if required)			
Date:	02/07/2026	Signed:	NT