

Date: 7 August 2026
Application: 261842



**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: 261842

Applicant: Curtis Bank SIPP

Site Address: Land at Forest Road, Wokingham, RG40 5SA

Parish: St. Nicholas, Hurst

Grid Reference: Easting - 482758, Northing - 171035

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

Proposal: Permission in principle application for the proposed erection of 4no. residential dwellings.

Case Officer: Marcus Watts

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 261842. 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 **28 August 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	261842
Address:	Land at Forest Road, Wokingham, RG40 5SA.		
Proposal:	Permission in principle application for the proposed erection of 4no. residential dwellings.		
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 Comments – Flood Risk and Drainage

The proposal is for the erection of four residential dwellings. The site is located within **Flood Zone 1**, which is considered to have a low probability of flooding from rivers and the sea.

At the Permission in Principle stage, the LLFA's comments are limited to the principle of development in relation to flood risk and surface water drainage. Detailed drainage matters would be considered at the technical details stage, should Permission in Principle be granted.

The applicant should consider all relevant sources of flood risk, including surface water, groundwater and sewer flooding, using the latest available Environment Agency flood-risk mapping.

Particular consideration should be given to the Environment Agency's **Risk of Flooding from Surface Water (RoFSW)** mapping to establish whether there are any surface water flow routes or areas of ponding affecting the site or proposed developable area. The layout should, where practicable, avoid existing surface water flow routes and ensure that the development does not obstruct or redirect flows in a manner that could increase flood risk elsewhere.

At the technical details stage, a suitable surface water drainage strategy should demonstrate that runoff from the proposed development can be appropriately managed without increasing flood risk to the proposed dwellings, neighbouring properties or surrounding land.

The drainage strategy should consider the drainage hierarchy and the use of infiltration and SuDS where reasonably practicable. Where infiltration is proposed, appropriate ground investigation and

infiltration testing should be undertaken to demonstrate its feasibility. Where infiltration is not feasible, the applicant should provide evidence supporting the proposed alternative discharge route.

The detailed drainage proposals should also address attenuation, discharge rates, climate change allowances, exceedance flow routes and the long-term maintenance and management of the drainage system.

The applicant is advised to take account of surface water drainage constraints when developing the layout and to ensure that sufficient space is available for the proposed drainage infrastructure at the technical details stage.

These comments are provided as LLFA technical advice at the Permission in Principle stage and do not constitute a determination of the acceptability of the proposal.

Conditions & Reasons (if required)			
Date:	11/08/2026	Signed:	NT