

Date: 16 June 2026
Application: 261395



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Discharge of condition Consultation

Application Number: 261395

Applicant: Mr & Mrs Paul Heppner

Site Address: 179a Nine Mile Ride, Finchampstead, Wokingham, RG40 4JD

Parish: Finchampstead

Grid Reference: Easting - 479556, Northing - 164854

Type of Development:

Proposal: Submission of details to comply with the following condition of planning consent 260687 dated 28/05/2026. Conditions 5 and 6 refers to Landscaping and Drainage System.

Case Officer: Kieran Neumann

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 261395. 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 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	261395
Address:	179a Nine Mile Ride, Finchampstead, Wokingham, RG40 4JD.		
Proposal:	Submission of details to comply with the following condition of planning consent 260687 dated 28/05/2026. Conditions 5 and 6 refers to Landscaping and Drainage System.		
Type of Development:			
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

We have reviewed drawing D3195-10 dated June 2026 and have the following comments to make:

We note from the drawing that shallow infiltration testing was done, with all 3 tests trial draining below 75%.

We also note that soakaways will be located 5m away from the building, as indicated on the above drawing.

Given that the site experiences high groundwater levels, we would need to see the full soakage test results and ground water monitoring demonstrating seasonal high groundwater levels.

This is because with high groundwater levels infiltration will not work and this can increase flood risk on or off site.

In the above case other drainage options will need to be considered.

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.

Date:	19/06/2026	Signed:	Boniface Ngu
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