

Date: 21 November 2025
Application: 252860



**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,

Discharge of condition Consultation

Application Number: 252860

Applicant: Maverick Property Investments Ltd

Site Address: 1 Barkham Road, Wokingham, RG41 2XR

Parish: Wokingham Town

Grid Reference: Easting - 480565, Northing - 168610

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 200700 dated 15/06/2022. Condition 15 relates to a SuDS management and maintenance plan.

Case Officer: Connie Davis

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 252860. 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 **12 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252860
Address:	1 Barkham Road, Wokingham, RG41 2XR.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 200700 dated 15/06/2022. Condition 15 relates to a SuDS management and maintenance plan.		
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

LLFA received Application for submission of details to comply with the following condition of planning consent 200700 dated 15/06/2022. Condition 15 relates to a SuDS management and maintenance plan.

Document Reviewed: Archibald Shaw, *Maintenance of On-Site Drainage System* (21 Sept 2023)

The LLFA has reviewed the submitted SuDS Management and Maintenance Plan. The document adequately describes the drainage systems on site, confirms the 1 in 100 year + 40% design standards, and sets out routine and corrective maintenance consistent with CIRIA C753. The proposed regime for permeable paving, pipework, catchpits and foul drainage is acceptable in principle. Condition no. 15 may now be discharged.

Conditions & Reasons (if required)

Date:	21/11/2025	Signed:	NT
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