

Date: 6 May 2026
Application: 261073



**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: 261073

Applicant: Rhodes

Site Address: Land located to the east of Watmore Lane/Maidensfield, Winnersh, RG41

Parish: Winnersh

Grid Reference: Easting - 479073, Northing - 170682

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 230208 dated 06/03/2024 and 250640 dated 07/04/2025. Condition 7 SuDS Maintenance Plan. Condition 8 SuDS Maintenance Plan.

Case Officer: Mark Croucher

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 261073. 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 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	261073
Address:	Land located to the east of Watmore Lane/Maidensfield, Winnersh, RG41.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 230208 dated 06/03/2024 and 250640 dated 07/04/2025. Condition 7 SuDS Maintenance Plan. Condition 8 SuDS 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

In our consultation response for application 260379 we reviewed **IESISCIVILS surface water drainage technical note SE2326**, together with its appendices, for the discharge of condition 7, as well as **IESISCIVILS SuDS maintenance & management report SE2326**, dated January 2026, together with its appendices, for the discharge of condition 8.

We commented that:

The overall site is 11.3ha, with the phase 2 development being 5.54ha. All proposed development will be within flood zone 1 and the lowest finished floor level will be set no lower than 43.9mAOD.

Attenuation for both phases 1 and 2 will be provided via swales and basins in accordance with Appendix 2 of the technical note, providing 4300m³ of storage to cater for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change, with discharge controlled via a complex flow control, as indicated on **drawing 6003 P2 dated 23/01/2026**.

We noted that the phase 1 development made allowance for phase 2 connection at **S76** and the Causeway calculations within **Appendix 6** showed no surcharging for

the 2 year event and no flooding for events up to an including the 1 in 100-year flood event with a 40% allowance for climate change.

The right boxes for the discharge of condition 7 had been ticked but one we needed clarification on the lining of the attenuation features given that the eastern part of the site experiences high groundwater levels.

Drainage details sheet 5 (**drawing 22586-18-05 P2 dated 30/09/2025**) shows a typical attenuation basin with a 300mm clay over a liner.

Based on this, we can **recommend discharge of condition 7**

We also noted that maintenance will be carried out by the utility provider via a section 104 Agreement, the highways authority, via a section 38 agreement and a management company, in accordance with the SuDS maintenance management plan above.

We requested for any agreements (s104, s38 & Management company) in place for the discharge of condition 8, but those have not been provided or clarification given.

Based on the above, we are **unable to recommend discharge of condition 8.**

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:	07/05/2026	Signed:	Boniface Ngu
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