

Date: 2 February 2026 **Application:**
260187



**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: 260187

Applicant: C/O Agent

Site Address: Land west of Kingfisher Grove, Three Mile Cross

Parish:

Grid Reference: Easting - 470943, Northing - 167291

Type of Development:

Proposal: Application for submission of details to comply with Condition 9 of planning consent 201002 dated 28 July 2022.

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 260187. 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 **23 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260187
Address:	Land west of Kingfisher Grove, Three Mile Cross.		
Proposal:	Application for submission of details to comply with Condition 9 of planning consent 201002 dated 28 July 2022.		
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 Condition 9 of planning consent 201002 dated 28 July 2022 on 04 th February 2026. While the CEMP may reference good practice measures to prevent pollution of watercourses during construction, it does not provide or replace the required surface water drainage strategy. Surface water drainage remains a standalone matter assessed separately by the LLFA.			
Conditions & Reasons (if required)			

Date:	04/02/2026	Signed:	NT
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Public: Information that can be seen and used by everyone inside and outside the Council.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.