

Date: 19 September 2025
Application: 251385



**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,

Full Planning Approval Consultation

Application Number: 251385

Applicant: -

Site Address: Land Adjacent To Phoenix Park Nelson's Lane Reading RG10 0RR

Parish: St. Nicholas Hurst

Grid Reference: Easting - , Northing -

Type of Development: Minor All other developments

Proposal: Full application for erection of 2 no. masts with receiver antennae and associated infrastructure, parking and landscaping (5 year temporary development).

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 251385. 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 **10 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	251385
Address:	Land Adjacent To Phoenix Park Nelson's Lane Reading RG10 0RR.		
Proposal:	Full application for erection of 2 no. masts with receiver antennae and associated infrastructure, parking and landscaping (5 year temporary development).		
Type of Development:	Minor All other developments		
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 this Full application for erection of 2 no. masts with receiver antennae and associated infrastructure, parking and landscaping (5 year temporary development).

The proposal includes predominantly permeable surfacing with sufficient storage capacity to manage surface water runoff sustainably and maintain existing drainage characteristics. The limited hardstanding and proposed SuDS measures are appropriate for this minor development and should not increase flood risk.

However, **to confirm the suitability of infiltration drainage**, evidence such as **BRE 365 infiltration test results** or other appropriate site-specific infiltration testing must be provided to demonstrate that the ground conditions support infiltration.

Condition:

Prior to commencement, submit detailed specifications of permeable surfacing, granular sub-base construction, infiltration test results (e.g., BRE 365), and a SuDS maintenance plan for approval. The development shall be carried out and maintained in accordance with the approved details.

Conditions & Reasons (if required)

Date:	22/09/2025	Signed:	NT
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