

Date: 19 August 2026
Application: 261960



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: 261960

Applicant: Mr & Mrs Pearson

Site Address: The Coppers, Penny Lane, Wargrave, Wokingham, RG10 8PB

Parish: Wargrave

Grid Reference: Easting - 478581, Northing - 180676

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 261655 dated 12/08/2026. Condition 6. Drainage Details.

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 261960. 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 September 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	261960
Address:	The Coppers, Penny Lane, Wargrave, Wokingham, RG10 8PB.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 261655 dated 12/08/2026. Condition 6. Drainage Details.		
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

The Infrastruct micro-drainage calculations dated 28/01/2026 indicate that Soakaway 1a requires 10m³ of storage (10.3m³ provided), soakaway 1 requires 4.8m³ (5.3m³ provided), while soakaway 2 requires 3.8m³ of storage (4.56m³ provided).

Infrastruct drainage design drawing 0200 P08 dated 14/08/2026 indicates that sufficient storage is provided.

We note that maintenance of the drainage features will be the responsibility of the owner in accordance with **Infrastruct SuDS maintenance guide report 6394 dated August 2026**.

Based on the above we can recommend **discharge of condition 6** of application 261655.

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:	26/08/2026	Signed:	Boniface Ngu
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