

Date: 16 January 2026
Application: 260055



**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: 260055

Applicant: Mrs Jenny Grote

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

Parish: Shinfield

Grid Reference: Easting - 470941, Northing - 167278

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning approval 201002 dated 31.01.2023 (APP/X0360/W/22/3304042). Condition 7 relates to details of the construction of the access.

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 260055. 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 **6 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260055
Address:	Land west of Kingfisher Grove, Three Mile Cross.		
Proposal:	Application for submission of details to comply with the following conditions of planning approval 201002 dated 31.01.2023 (APP/X0360/W/22/3304042). Condition 7 relates to details of the construction of the access.		
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 conditions of planning approval 201002 dated 31.01.2023 (APP/X0360/W/22/3304042). Condition 7 relates to details of the construction of the access on 16th jan 2026.

The Lead Local Flood Authority (LLFA) has reviewed the submitted access construction details in relation to Condition 7.

The details confirm that surface water runoff from the access and estate roads will be conveyed to the approved site drainage network, with discharge restricted to greenfield rates. Levels are designed to direct flows to kerb lines and proposed gullies to the north of the access, and all pipework and manholes conform to Sewers for Adoption (7th Edition) and WBC requirements. Provided the access is constructed in accordance with these approved details, the LLFA has no objection to the discharge of Condition 7.

Conditions & Reasons (if required)

Date:	19/01/2026	Signed:	NT
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