

Date: 15 December 2025
Application: 253032



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: 253032

Applicant: Mr Jonathan Edwards

Site Address: Silver Wood, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PZ

Parish: Finchampstead

Grid Reference: Easting - 480123, Northing - 164670

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 242295 dated 06/11/24. Condition 5 relates to cycle parking; 6 to landscaping; 8 to biodiversity enhancements, and 9 to drainage details.

Case Officer: James Fuller

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 253032. 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 **8 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	253032
Address:	Silver Wood, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PZ.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 242295 dated 06/11/24. Condition 5 relates to cycle parking; 6 to landscaping; 8 to biodiversity enhancements, and 9 to 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 site is within flood zone 1 but in an area that experiences significant high groundwater levels, according to BGS data.

The **proposed site plan drawing 03 A dated 29/02/2024** indicates that the development will manage surface water runoff via a 3m² soakaway in the garden.

Discharge of condition letter dated 17/12/2025 states that “the system has been implemented as shown and is fully operational”

Normally the details should be submitted, approved and condition discharged, before implementation takes place.

Soakaway results have not been provided, and groundwater monitoring results have not been provided to demonstrate that seasonal high groundwater levels will be low enough to allow for the proposed soakaway to work.

We will need the above information to discharge condition 9.

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:

17/12/2025

Signed:

Boniface Ngu