

Date: 14 April 2026
Application: 260870



**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: 260870

Applicant: Mrs Rebecca Ruscoe

Site Address: 171 Evendons Lane, Wokingham, RG41 4EH

Parish: Wokingham

Grid Reference: Easting - 479847, Northing - 166966

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 231351 dated 12/11/2024. Condition 5 Lighting. Condition 24 Delivery and Servicing Plan. Condition 33 SUDS Maintenance and Exceedance Routing flow. Condition 36 Bin Store Details.

Case Officer: Abi Peacock

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 260870. 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 **5 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260870
Address:	171 Evendons Lane, Wokingham, RG41 4EH.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 231351 dated 12/11/2024. Condition 5 Lighting. Condition 24 Delivery and Servicing Plan. Condition 33 SUDS Maintenance and Exceedance Routing flow. Condition 36 Bin Store 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

Propco covering letter dated 09/04/2026 mentions Appendix H of the drainage strategy report but appendix could not be found. **Please provide.**

We note from **section 7** of the **sustainable drainage strategy report 25047 P2 dated 03/09/2025** that maintenance of drainage features will be the responsibility of the care homeowner in accordance with **Appendix H**

We also note **exceedance routes drawing 5002 - P5 dated 01/04/2026** and would have no objection to that.

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:	14/04/2026	Signed:	Boniface Ngu
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