

Date: 4 November 2025
Application: 252653



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: 252653

Applicant: Ashford Luke Spencer

Site Address: 119 Old Bath Road, Charvil, Wokingham, RG10 9QN

Parish: Charvil

Grid Reference: Easting - 477767, Northing - 176095

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 250647 dated 19/06/2025. Condition 3 relates to an infiltration test.

Case Officer: Claire Moore

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 252653. 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 **25 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252653
Address:	119 Old Bath Road, Charvil, Wokingham, RG10 9QN.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 250647 dated 19/06/2025. Condition 3 relates to an infiltration test.		
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

We have reviewed **Smart Developments infiltration test report OBR1-SMART-00-XX-DOC-A-0050** and have the following comments to make:

The report dated September 2025 demonstrates an infiltration rate of 4.61×10^{-6} m/s (16.6mm/hr).

Based on the above and given the size of the development, we would have no objection to the drainage strategy, as represented by **drainage plan drawing 0002 P02**.

We can thus recommend **discharge of condition 3** of application 250647.

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:	07/11/2025	Signed:	Boniface Ngu
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