

Date: 22 October 2025
Application: 252558



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: 252558

Applicant: Mr Steve Robertson

Site Address: 49 Cypress Road, Woodley, Wokingham, RG5 4BD

Parish: Woodley

Grid Reference: Easting - 477501, Northing - 172800

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning approval 232810 dated 07.05.2024. Condition 4 relates to landscaping, 5 to drainage strategy, 6 to biodiversity enhancements.

Case Officer: Marcus Watts

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 252558. 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 **12 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252558
Address:	49 Cypress Road, Woodley, Wokingham, RG5 4BD.		
Proposal:	Application for submission of details to comply with the following condition of planning approval 232810 dated 07.05.2024. Condition 4 relates to landscaping, 5 to drainage strategy, 6 to biodiversity enhancements.		
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 this Application for submission of details to comply with the following condition of planning approval 232810 dated 07.05.2024. Condition 4 relates to landscaping, 5 to drainage strategy, 6 to biodiversity enhancements.

The proposed soakaway in drawing no. 90-10 A to the rear garden is acceptable in principle, subject to satisfactory **BRE 365 infiltration testing** and detailed design/sizing information being provided.

At present, the condition no. 5 cannot be discharged as supporting evidence is incomplete.

Conditions & Reasons (if required)

Date:	29/10/2025	Signed:	NT
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