

Date: 17 April 2026
Application: 260739



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Discharge of condition Consultation

Application Number: 260739

Applicant: MR LEWIS GALLAGHER

Site Address: 121 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG

Parish: Finchampstead

Grid Reference: Easting - 479353, Northing - 166219

Type of Development:

Proposal: Submission of details to comply with the following condition of planning consent 251223 dated 26/ 8/2025. Condition numbers 1-16, refers to Timescale, Approved Plans, Materials, Self Build, Biodiversity Enhancements, Homes/Water standards, Landscaping, Trees, Design, Drainage, Demolition/removal of demolished materials, Obscure glazing and restriction of permitted development rights.

Case Officer: Marcus Hillman

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 260739. 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 **9 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	(Name) (Job title)		
Service	WBC Drainage	App No:	260739
Address:	121 Nash Grove Lane, Finchampstead, Wokingham, RG40 4HG.		
Proposal:	Submission of details to comply with the following condition of planning consent 251223 dated 26/ 8/2025. Condition numbers 1-16, refers to Timescale, Approved Plans, Materials, Self Build, Biodiversity Enhancements, Homes/Water standards, Landscaping, Trees, Design, Drainage, Demolition/removal of demolished materials, Obscure glazing and restriction of permitted development rights.		
Type of Development:			
Site Visit Made:	Yes/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

Condition 12 of decision notice dated 26/08/2025 states what is required to discharge the condition, as below:

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- 1) BRE 365 test results demonstrating that infiltration is achievable.
- 2) Full calculations demonstrating the performance of soakaways.
- 3) Groundwater monitoring confirming seasonal high groundwater levels in the area.
- 4) A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
- 5) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site. Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

The above information has not been completely provided, as the **Southern Drainage & Water Percolation BRE 365 Test report dated 18/11/2025** is unclear on what the infiltration rate is and does not address the other aspects of condition 12.

Please address all matters required for condition 12 to be discharged.

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:	22/04/2026	Signed:	Boniface Ngu
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