

Date: 12 December 2025
Application: 252946



**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: 252946

Applicant: Paul O'Farrell

Site Address: Tennis Courts, Silver Fox Crescent, Woodley, Wokingham, RG5 3JA

Parish: Woodley

Grid Reference: Easting - 475874, Northing - 172952

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 232390 dated 01.12.2023. Condition 3 relates to schedule of the materials, 6 to ecological enhancements, 11 to construction method statement and construction method statement plan, 12 to written scheme of investigation, 14 to drainage statement, 20 to details of all boundary treatment(s), 21 to hard and soft landscaping.

Case Officer: Connie Davis

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 252946. 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 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252946
Address:	Tennis Courts, Silver Fox Crescent, Woodley, Wokingham, RG5 3JA.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 232390 dated 01.12.2023. Condition 3 relates to schedule of the materials, 6 to ecological enhancements, 11 to construction method statement and construction method statement plan, 12 to written scheme of investigation, 14 to drainage statement, 20 to details of all boundary treatment(s), 21 to hard and soft landscaping.		
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 the following documents to provide comments on this application:

1. Onn Point drainage statement 23-OP-1301 dated September 2023.
2. Onn Point soakaway test results dated 22/09/2023.
3. Onn Point drainage layout drawing A1/001 dated 22/09/2022.

The development, within flood zone 1, is for 4 dwellings, as represented by the **drainage layout drawing**.

The **drainage statement** proposes surface water management via soakaway and **soakaway testing** demonstrated an infiltration rate of 2.2×10^{-7} m/s, with a half drain time of 10hrs 4mins 11s and attenuation required, to cater for the 1 in 100-year flood event with a 40% allowance for climate change, of 10.88m³.

The drainage layout drawing demonstrates that soakaway crates proposed have attenuation volumes greater than the attenuation required, with minimum depth of 1m and maximum depth of 1.5m below ground level.

The drainage statement does not demonstrate that seasonal groundwater levels in the area are low enough to allow the soakaways to perform optimally.

BGS data indicates that groundwater levels in the area could be as high as 0.5m bgl. If this is the case, with crates proposed 1m/1.5m bgl it will be difficult for the crates to perform.

To discharge condition 14, we would need to see groundwater monitoring results demonstrating that seasonal high groundwater levels are low enough to permit the soakaway crates to function optimally.

Alternatively a different method of managing surface water will need to be utilised.

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