

Date: 18 December 2025
Application: 253081



**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: 253081

Applicant: -

Site Address: Land South of Bridge Farm Unit E, Reading Road, Arborfield, Berkshire

Parish: Arborfield and Newland

Grid Reference: Easting - 0, Northing - 0

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning approval 243190 dated 05.08.2025. Condition 7 relates to drainage-exceedance flow.

Case Officer: Kieran Neumann

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 253081. 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 **11 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	253081
Address:	Land South of Bridge Farm Unit E, Reading Road, Arborfield, Berkshire.		
Proposal:	Application for submission of details to comply with the following conditions of planning approval 243190 dated 05.08.2025. Condition 7 relates to drainage- exceedance flow.		
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 **drainage plan drawings 001 P3, 002 P3, 003 P3, 004 P3 & 005 P3 all dated 10/12/2025** and note the attenuation flow routes to the west and north towards the attenuation basin.

Based on the above documents, I am happy to **discharge condition 7** of planning approval 243190.

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:	22/12/2025	Signed:	Boniface Ngu
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