

Date: 22 April 2026
Application: 260946



**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: 260946

Applicant: Mr & Mrs Westell

Site Address: The Old Thatch, Lower Sandhurst Road, Finchampstead, Wokingham, RG40 3TH

Parish: Finchampstead

Grid Reference: Easting - 481008, Northing - 162860

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 252455 dated 29/01/2026. Condition 3 relates to drainage details, 5 to external materials and 6 to landscaping.

Case Officer: Tariq Bailey-Biggs

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 260946. 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 **14 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260946
Address:	The Old Thatch, Lower Sandhurst Road, Finchampstead, Wokingham, RG40 3TH.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 252455 dated 29/01/2026. Condition 3 relates to drainage details, 5 to external materials and 6 to 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

The development proposes attenuation to cater for events up to an including the 1 in 100-year flood event with a 40% allowance for climate change, with discharge controlled at 1.5l/s into an existing drainage field, as represented by **drainage strategy drawing 24061_500 01 dated 14/04/2026**.

We could not find soakage test results demonstrating the infiltration was achievable. **Could this be provided, please?**

We note that maintenance will be the responsibility of the owner, in accordance with section 10 of **SuDS Management and Maintenance Plan report 24061 01 dated 14/04/2026**.

We also note from Causeway calculations dated 14/04/2026 that there will be no flooding for the 1 in 100 year flood event with a 40% allowance for climate change.

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:	27/04/2026	Signed:	Boniface Ngu
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