

Date: 30 September 2025
Application: 252116



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,

Variation/Removal of Condition Consultation

Application Number: 252116

Applicant: Miss Kellie Johnson

Site Address: 12 Shepherds Hill, Woodley, Wokingham, RG6 1BB

Parish: Woodley

Grid Reference: Easting - 475151, Northing - 173981

Type of Development: Minor Dwellings (1-9)

Proposal: Application to remove condition 5 and discharge condition 6 of planning consent 242727 for the proposed erection of 1 no. three bedroom detached dwelling with associated parking, landscaping and front boundary wall following demolition of the existing detached garage. Condition 5 refers to drainage system, 6 to landscaping.

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 252116. 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 **21 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252116
Address:	12 Shepherds Hill, Woodley, Wokingham, RG6 1BB.		
Proposal:	Application to remove condition 5 and discharge condition 6 of planning consent 242727 for the proposed erection of 1 no. three bedroom detached dwelling with associated parking, landscaping and front boundary wall following demolition of the existing detached garage. Condition 5 refers to drainage system, 6 to landscaping.		
Type of Development:	Minor Dwellings (1-9)		
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

SuDS is not for developers building 10+ houses, as stated in the application form.

The new dwelling increases impermeable footprint, and the developer needs to demonstrate how runoff from the impermeable footprint is managed so that it does not increase flood risk elsewhere.

Soakaway design drawing 24-936-109 A dated March 2025 demonstrates that there will be a soakaway to the rear of the property.

We need to see the BRE365 soakage test result that demonstrates that infiltration is achievable and that the soakaway has been appropriately sized.

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:	08/10/2025	Signed:	Boniface Ngu
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