

Date: 3 July 2026
Application: 261527



**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: 261527

Applicant: E Doka

Site Address: Bowsey Cottage, Canhurst Lane, Knowl Hill, RG10 9XT

Parish: Wargrave

Grid Reference: Easting - 481980, Northing - 179232

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 241213 dated 26/07/2024. Condition 6 (Landscaping), 7 (Drainage) and 8 (Boundary).

Case Officer: Marcus Watts

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 261527. 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 **24 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	261527
Address:	Bowsey Cottage, Canhurst Lane, Knowl Hill, RG10 9XT.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 241213 dated 26/07/2024. Condition 6 (Landscaping), 7 (Drainage) and 8 (Boundary).		
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

Soakage test results carried out on the 02/10/2025 revealed infiltration rates of 8.90×10^{-6} m/s with a storage volume of 7.26m³ required to cater for the 1 in a 100-yr flood event with a 40% allowance for climate change.

The half drain time for the system was determined to be less than 19 hours and 9.85m³ of storage has been provided, as represented on **drainage layout and details drawing A-202 dated January 2026**.

Based on the above, we can recommend **discharge of condition 7** of application 241213.

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:	10/07/2026	Signed:	Boniface Ngu
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