

Date: 10 July 2026
Application: 261504



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: 261504

Applicant: Mr Paul Garner

Site Address: 299 Wokingham Road, Earley, Wokingham, RG6 7DU

Parish: Earley

Grid Reference: Easting - 475260, Northing - 171796

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 260417 dated 22.04.2026. Condition 3 relates to details of the front boundary walls and gates, 4 to drainage details.

Case Officer: Claire Moore

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 261504. 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 **31 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	261504
Address:	299 Wokingham Road, Earley, Wokingham, RG6 7DU.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 260417 dated 22.04.2026. Condition 3 relates to details of the front boundary walls and gates, 4 to drainage details.		
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

Proposed caravan drawing 1404/4/e dated June 2026 indicates that the caravan is raised off the ground and foul connects into an existing foul sewer on Wokingham Road as the existing septic tank is redundant.

The site is within flood zone 1 and in an area that does not experiences high groundwater levels. For the size of the caravan, we are happy that infiltration can still take place.

Given that foul connects into the sewer on Wokingham Road, we would need confirmation from the utility provider that this connection is acceptable, to permit us to discharge condition 4.

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:	16/07/2026	Signed:	Boniface Ngu
--------------	------------	----------------	--------------