

Date: 6 October 2025
Application: 252348



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: 252348

Applicant: Finchampstead S Glenn Duggleby

Site Address: Finchampstead Sports Club, The Village, Finchampstead,
Wokingham, RG40 4JU

Parish: Finchampstead

Grid Reference: Easting - 479221, Northing - 163239

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning approval 233163 dated 29.02.2024. Part discharge of condition 4 relates to drainage.

Case Officer: Andrew Chugg

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 252348. 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 **27 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252348
Address:	Finchampstead Sports Club, The Village, Finchampstead, Wokingham, RG40 4JU.		
Proposal:	Application for submission of details to comply with the following condition of planning approval 233163 dated 29.02.2024. Part discharge of condition 4 relates to drainage.		
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 **Onn Point drainage strategy report 25-OP-1507 100 dated 22/09/2025**, together with its appendices and have the following comments to make:

Infiltration test results (**Appendix D**) demonstrated that infiltration was not achievable, and the development proposes attenuation, via a wetland and oversized pipe, with discharge controlled at 0.75l/s into a ditch to the western boundary of the site, as represented **Appendices A & B**.

Drainage calculations have been provided in **Appendix C** and maintenance will be carried out by the development owner, in accordance with **Appendix E**.

We note that invert levels are as indicated on Appendix A.

Infiltration testing revealed that groundwater was encountered but it is unclear whether the wetland will have an impermeable liner. Please clarify.

We note that there is a geotextile membrane.

Please note that connection to an ordinary watercourse requires Ordinary Watercourse Consent via floodriskdc@wokingham.gov.uk

More information on ordinary watercourse consenting can be found following the link

below:

<https://www.wokingham.gov.uk/community/community-and-safety/emergencies/flooding-and-drainage/local-flood-risk-management-strategy>

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:	14/10/2025	Signed:	Boniface Ngu
--------------	------------	----------------	--------------