

Date: 17 June 2025
Application: 251387



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: 251387

Applicant: Mr Jonny Denton

Site Address: Sonning Golf Club, Duffield Road, Woodley, Wokingham, RG4 6GJ

Parish: Sonning

Grid Reference: Easting - 476380, Northing - 174688

Type of Development: Other Householder

Proposal: Application to vary condition 5,8,11,13 & 14 of planning consent 161529 for the proposed erection of 13 dwellings with associated highway works, public open space and landscaping. (Approval sought for Access). Condition 5 relates to the provision and approval of a Construction Management Plan and the variation is to update the plan. Condition 8 relates to the provision and approval of an environmental management plan and the variation is to update the plan. Condition 11 relates to details of soakaways and the variation is to update the drawings. Condition 13 relates to the provision and approval of an Arboicultural Method Statement and Scheme of Works and the variation is to update the procedure. Condition 14 relates to the approval of details in regard to off-site highway works and the variation is to update the drawings.

Case Officer: Benjamin Hindle

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 251387. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	251387
Address:	Sonning Golf Club, Duffield Road, Woodley, Wokingham, RG4 6GJ.		
Proposal:	Application to vary condition 5,8,11,13 & 14 of planning consent 161529 for the proposed erection of 13 dwellings with associated highway works, public open space and landscaping.(Approval sought for Access). Condition 5 relates to the provision and approval of a Construction Management Plan and the variation is to update the plan. Condition 8 relates to the provision and approval of an environmental management plan and the variation is to update the plan. Condition 11 relates to details of soakaways and the variation is to update the drawings. Condition 13 relates to the provision and approval of an Arobricultural Method Statement and Scheme of Works and the variation is to update the procedure. Condition 14 relates to the approval of details in regard to off-site highway works and the variation is to update the drawings.		
Type of Development:	Other Householder		
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 Squires Planning cover letter 09/06/2025 and have the following comments to make:

We are not able to vary condition 11 from:

“No development shall commence until details of soakaways at the base of the proposed SuDs features (to be set at least one metre above the maximum ground water levels) are submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the first occupation of the development and shall be retained thereafter.”

To:

“The development hereby approved shall be carried out in full accordance with Drawing H1342 402F Site Layout & Drainage and Aventus Design Limited H1342-SOAKS-TOTAL dated 30/05/2025. The approved details shall be implemented prior to the first occupation of the development and shall be retained thereafter.”

This is because groundwater monitoring results have not been provided, in accordance with the condition.

We note that the infiltration crates are only 0.8m deep, but if seasonal groundwater levels are high, the crates might not work and that will lead to flooding..

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:	18/06/2025	Signed:	Boniface Ngu
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