

Date: 28 January 2025
Application: 250185



**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: 250185

Applicant: Mr James Whittingham

Site Address: Oakview, Mill Lane, Sindlesham, Wokingham, RG41 5DF

Parish: Winnersh

Grid Reference: Easting - 477307, Northing - 170003

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 242058 dated 20/12/2024. Condition 5 relates to landscaping, condition 6 to drainage details and condition 10 to boundary treatment.

Case Officer: James Fuller

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 250185. 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:	250185
Address:	Oakview, Mill Lane, Sindlesham, Wokingham, RG41 5DF.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 242058 dated 20/12/2024. Condition 5 relates to landscaping, condition 6 to drainage details and condition 10 to boundary treatment.		
Type of Development:			
Site Visit Made:	Yes/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

Drainage design drawing 0200 P03 dated 23/01/2025 indicates that favourable soakage rates could not be achieved and tanked permeable paving will provide attenuation for the 1 in 100-year flood event with a 40% allowance for climate change, with controlled discharge into a watercourse. The drainage calculations have not been provided. Please provide.

A package treatment plant manages foul drainage with discharges to the same point as surface water discharge. The combined discharge should be no more than the existing rates. Please provide that clarity.

We note that drainage maintenance will be carried out in accordance with **Infrastruct SuDS maintenance manual C-07.001B dated January 2025**.

Please provide the above-mentioned details for further assessment to discharge condition 6.

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:

29/01/2025

Signed:

Boniface Ngu