

Date: 9 July 2025
Application: 251447



**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,

Discharge of condition Consultation

Application Number: 251447

Applicant: Mrs Qudsia Rukhsar

Site Address: Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX

Parish: Shinfield

Grid Reference: Easting - 472742, Northing - 168662

Type of Development: Other Householder

Proposal: Application for submission of details to comply with the following condition of planning consent 243135 dated 30.04.2025. Condition 5 relates to sustainable drainage.

Case Officer: Marcus Hillman

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 251447. 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:	NT		
Service	WBC Drainage	App No:	251447
Address:	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 243135 dated 30.04.2025. Condition 5 relates to sustainable drainage.		
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

Summary of LLFA Position:

Having reviewed the application and supporting documentation, including the indicated location of the proposed soakaway, the LLFA offers the following comments:

1. Surface Water Drainage:

- A soakaway is proposed for the outbuilding, which is a suitable SuDS measure, provided that the local ground conditions (e.g. infiltration capacity) support it. The applicant is encouraged to ensure that the soakaway design complies with Building Regulations Approved Document H or the CIRIA SuDS Manual (C753), including setbacks from buildings and boundaries and adequate sizing to accommodate storm events (e.g. 1 in 100-year + 40% climate change allowance). Any overflow from the soakaway (in the event of surcharge) should be directed safely away from buildings and neighbouring properties.

The LLFA has **no objection** to the proposed development from a surface water drainage and flood risk perspective, subject to the following **advisory notes**:

- The soakaway must be constructed in accordance with industry standards and properly maintained for long-term effectiveness. If infiltration testing demonstrates that soakaways are not viable, an alternative method of surface water drainage must be agreed with the Local Planning Authority.

Considering above LLFA recommends condition no. 5 may now be discharged.

Conditions & Reasons (if required)

Date:	11/07/2025	Signed:	NT
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