

Date: 15 June 2026
Application: 261393



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: 261393

Applicant: Mr Jinder Rahi

Site Address: Silver Birches, Heath Ride, Finchampstead, Wokingham, RG40 3QJ

Parish: Finchampstead

Grid Reference: Easting - 480870, Northing - 164660

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 251912 dated 12/01/2026. Condition 3 CMS & CMP Site plan. Condition 4 Construction Environmental Management Plan. Condition 5 Proposed Ecological Enhancements. Condition 6 DWLC Landscape Plan & Proposed Hard Landscaping. Condition 7 AMS & TPP. Condition 8 SuDS. Condition 9 Proposed Materials. Condition 10 Lighting Report.

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 261393. 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 **6 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	261393
Address:	Silver Birches, Heath Ride, Finchampstead, Wokingham, RG40 3QJ.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 251912 dated 12/01/2026. Condition 3 CMS & CMP Site plan. Condition 4 Construction Environmental Management Plan. Condition 5 Proposed Ecological Enhancements. Condition 6 DWLC Landscape Plan & Proposed Hard Landscaping. Condition 7 AMS & TPP. Condition 8 SuDS. Condition 9 Proposed Materials. Condition 10 Lighting Report.		
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

Taylor Consulting Engineers SuDS Operation & Maintenance report states that maintenance responsibility lies with the owner and to be carried out as outlined in the document uploaded on NEC DM on the 12/06/2026.

Ground floor drainage drawings 301 P01, 302 P01 and 303 P03 all dated 09/06/2026 indicate the location of the infiltration tank and the soakage filed for foul water management.

Taylor Consulting Engineers proposed Surface Water System report dated 10/06/2026 states that the slowest infiltration rate of $2.169 \times 10^{-6} \text{m/s}$ and groundwater levels in BH2 was 4.8mbgl.

Causeway calculations dated 10/06/2026 utilises the infiltration rate of $2.169 \times 10^{-6} \text{m/s}$ and indicates that there will be no flooding, but it is unclear what the half drain time is. **Please provide.**

The actual ground investigation report has not been provided. **Please provide.**

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:	18/06/2026	Signed:	Boniface Ngu