

Date: 8 April 2026
Application: 260659



**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: 260659

Applicant: Hall Hunter Partnership

Site Address: Heathlands Farm, Honey Hill, Wokingham, RG40 3BG

Parish: Wokingham Without

Grid Reference: Easting - 482827, Northing - 166476

Type of Development:

Proposal: Submission of details to comply with the following condition of planning consent 251260 dated 07/10/2025. Conditions 5 (part B), 6, 7, 8, 9 refers to WSI, water efficiency, Great Crested Newts, biodiversity enhancements and a Delivery and Servicing Plan.

Case Officer: Tariq Bailey-Biggs

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 260659. 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 **30 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260659
Address:	Heathlands Farm, Honey Hill, Wokingham, RG40 3BG.		
Proposal:	Submission of details to comply with the following condition of planning consent 251260 dated 07/10/2025. Conditions 5 (part B), 6, 7, 8, 9 refers to WSI, water efficiency, Great Crested Newts, biodiversity enhancements and a Delivery and Servicing Plan.		
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

LLFA received Submission of details to comply with the following condition of planning consent 251260 dated 07/10/2025. Conditions 5 (part B), 6, 7, 8, 9 refers to WSI, water efficiency, Great Crested Newts, biodiversity enhancements and a Delivery and Servicing Plan on 8th April 2026.

The details submitted in relation to Conditions 5 (Part B), 6, 7, 8 and 9 of planning permission ref. 251260 (dated 07/10/2025) have been reviewed.

These conditions relate to a Written Scheme of Investigation (archaeology), water efficiency measures, Great Crested Newts, biodiversity enhancements, and a Delivery and Servicing Plan. They do not pertain to surface water drainage, flood risk, or any matters within the remit of the Lead Local Flood Authority (LLFA).

As such, the LLFA has no comments to make on this submission.

Conditions & Reasons (if required)

Date:	10/04/2026	Signed:	NT
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