

Date: 3 October 2025
Application: 252296



**WOKINGHAM
BOROUGH COUNCIL**

SDL Flood Risk Officer

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Flood Risk Officer,

Discharge of condition Consultation

Application Number: 252296

Applicant: c/o agent

Site Address: Land To The West Of, Hyde End Road, Shinfield, Reading

Parish: Shinfield

Grid Reference: Easting - 472700, Northing - 167148

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning approval 141016 dated 07.10.2014. Condition 11 relates to construction management, 17 to hard and soft landscape, 18 to planting plan, 19 to phasing of planting, 20 to landscape management plan, 22 to trees to be planted, 27 to ground contamination, 30 to environmental management plan, 31 to archaeology, 32 to drainage and flood risk, 37 to drainage strategy, 69 to layout phasing and specification for outdoor sports.

Case Officer: Abi Peacock

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 252296. 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 **24 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	SDL Flood Risk Officer	App No:	252296
Address:	Land To The West Of, Hyde End Road, Shinfield, Reading.		
Proposal:	Application for submission of details to comply with the following conditions of planning approval 141016 dated 07.10.2014. Condition 11 relates to construction management, 17 to hard and soft landscape, 18 to planting plan, 19 to phasing of planting, 20 to landscape management plan, 22 to trees to be planted, 27 to ground contamination, 30 to environmental management plan, 31 to archaeology, 32 to drainage and flood risk, 37 to drainage strategy, 69 to layout phasing and specification for outdoor sports.		
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 this application on 3rd October 2025.

At this stage, we are unable to proceed with the discharge as only one drawing has been provided.

The Lead Local Flood Authority (LLFA) requires both the relevant plans and a clear explanation outlining how the conditions are being addressed.

To progress this application, please submit all necessary drawings and a written statement demonstrating how each condition will be discharged. Once received, we will be able to re-assess the submission in consultation with the LLFA.

Conditions & Reasons (if required)

Date:	16/10/2025	Signed:	NT
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