

Date: 9 February 2026
Application: 260309



**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: 260309

Applicant: Mrs Qudsia Rukhsar

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

Parish: Shinfield

Grid Reference: Easting - 472743, Northing - 168661

Type of Development:

Proposal: Submission of details to comply with the following condition of planning consent 222154 dated 31/10/22. Condition 2, refers to Landscaping details.

Case Officer: Kieran Neumann

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 260309. 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 **3 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260309
Address:	Bismillah House, Brookers Hill, Shinfield, Wokingham, RG2 9BX.		
Proposal:	Submission of details to comply with the following condition of planning consent 222154 dated 31/10/22. Condition 2, refers to Landscaping details.		
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

The Lead Local Flood Authority (LLFA) has reviewed the consultation. Condition 2 (Landscaping Details) falls outside the statutory remit of the LLFA. Therefore, the LLFA has **no comment** on this condition discharge application.

Conditions & Reasons (if required)

Date:	12/02/2026	Signed:	NT
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