

Date: 22 July 2026
Application: 261287



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: 261287

Applicant: -

Site Address: Bridge Farm, Reading Road, Arborfield, Reading, RG2 9HT

Parish: Arborfield and Newland

Grid Reference: Easting - 474995, Northing - 167295

Type of Development:

Proposal: Application for submission of details to comply with Condition 17 (Landscaping) of planning permission 243190 dated 05/08/2025 relating to hard and soft landscape proposals.

Case Officer: James Fuller

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 261287. 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 **12 August 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	261287
Address:	Bridge Farm, Reading Road, Arborfield, Reading, RG2 9HT.		
Proposal:	Application for submission of details to comply with Condition 17 (Landscaping) of planning permission 243190 dated 05/08/2025 relating to hard and soft landscape proposals.		
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 has reviewed the submitted application for the discharge of Condition 17 (Landscaping).
As the submitted details relate solely to landscaping and do not concern surface water drainage or flood risk matters, the LLFA has **no comments** on this application.

Conditions & Reasons (if required)

Date:	31/07/2026	Signed:	NT
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