

Date: 5 August 2026
Application: 261805



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Discharge of condition Consultation

Application Number: 261805

Applicant: Mrs Nikki Holloway

Site Address: 105 Pound Lane, Sonning, Wokingham, RG4 6GG

Parish: Sonning

Grid Reference: Easting - 476377, Northing - 174492

Type of Development:

Proposal: Application for submission of details to comply with Condition 5 (Tree Protection Plan) of planning permission 261106 dated 26/06/2026.

Case Officer: Marcus Hillman

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 261805. 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 **25 August 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	261805
Address:	105 Pound Lane, Sonning, Wokingham, RG4 6GG.		
Proposal:	Application for submission of details to comply with Condition 5 (Tree Protection Plan) of planning permission 261106 dated 26/06/2026.		
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 above application from a surface water drainage and flood risk perspective.

The submission relates solely to the discharge of **Condition 5 – Tree Protection Plan** attached to planning permission 261106. The information submitted does not propose any changes to the approved development, site layout, building footprint or surface water drainage arrangements.

As the current submission relates to tree protection measures only, it is not considered to introduce any additional surface water drainage or flood risk implications.

Recommendation

The LLFA has **no COMMENT** to the discharge of Condition 5 from a surface water drainage and flood risk perspective.

Conditions & Reasons (if required)

Date:	10/08/2026	Signed:	NT
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