

Date: 12 January 2026
Application: 260027



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: 260027

Applicant: The Owner and/or Occupier

Site Address: Holme Park SANG, Land at Phase 2b of the South Wokingham Strategic Development Location (SDL), Wokingham

Parish: Wokingham Without

Grid Reference: Easting - 482033, Northing - 167356

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 191068 dated 19/07/24. Condition 11 relates to Levels Survey; 14 to Arboricultural Method Statement and Scheme of Works; 15 to Landscape, Ecology and Green Infrastructure; 16 to Landscape and Ecological Management Plan (LEMP); 17 to Woodland Management Plan; 19 to SANG Footpath / Tree Survey; 21 to Pipeline under the Ancient Semi-Natural Woodland; 23 to Biodiversity Net Gain; 25 to Archaeology; 30 to SuDS; 32 to Points of Connection; 35 to Drainage (Maintenance); 36 to Construction Environmental Management Plan (CEMP); 44 to Contaminated Land, and 59 to SANG Temporary Access and Visitor Parking.

Case Officer: Emy Circuit

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 260027. 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 **2 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	SDL Flood Risk Officer	App No:	260027
Address:	Holme Park SANG, Land at Phase 2b of the South Wokingham Strategic Development Location (SDL), Wokingham.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 191068 dated 19/07/24. Condition 11 relates to Levels Survey; 14 to Arboricultural Method Statement and Scheme of Works; 15 to Landscape, Ecology and Green Infrastructure; 16 to Landscape and Ecological Management Plan (LEMP); 17 to Woodland Management Plan; 19 to SANG Footpath / Tree Survey; 21 to Pipeline under the Ancient Semi-Natural Woodland; 23 to Biodiversity Net Gain; 25 to Archaeology; 30 to SuDS; 32 to Points of Connection; 35 to Drainage (Maintenance); 36 to Construction Environmental Management Plan (CEMP); 44 to Contaminated Land, and 59 to SANG Temporary Access and Visitor Parking.		
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 proposal seeks discharge of drainage condition 30, 32 and 35 but no information has been provided to support the discharge of the said conditions. Please provide. We have reviewed ALP CEMP report A389-R010 V3 dated 16/12/2025 and can recommend discharge of aspects vi, vii & viii of condition 36, in accordance with sections 3.19, 3.20 & 3.21 of the CEMP report.
Conditions & Reasons (if required)
Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	09/02/2026	Signed:	Boniface Ngu