

Date: 17 April 2025
Application: 250946



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

Discharge of condition Consultation

Application Number: 250946

Applicant: Hall Hunter Partnership

Site Address: Heathlands Farm, Honey Hill, Wokingham, RG40 3BG

Parish: Wokingham Without

Grid Reference: Easting - 482865, Northing - 166462

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 233060 dated 04/07/24. Condition 4 relates to sustainable drainage details and condition 5 to biodiversity enhancement details.

Case Officer: Marcus Watts

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 250946. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	250946
Address:	Heathlands Farm, Honey Hill, Wokingham, RG40 3BG.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 233060 dated 04/07/24. Condition 4 relates to sustainable drainage details and condition 5 to biodiversity enhancement 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

Discharge of Condition

I refer to the above planning application, which LLFA conditioned due to insufficient detail provided in Surface water Drainage strategy.

The technical note states that proposed development will not increase the impermeable area of the site, as it covers the barn's current footprint and a small adjacent yard. The four cottages will feature conventional gutters and downpipes, which will connect to an existing drainage system leading to the soakaway. The drainage scheme will not alter the current run-off rates or volumes, as it utilizes the existing system.

Following further correspondence with the applicant and their subsequent submission of surface water drainage details along with drawing no. 6242/003 drainage plan which shows existing property is not on mains drainage, there is a currently a soakaway for surface water. Also, which shows location of SuDS it is now confirmed that the proposal meets the requirements of application for which LLFA is statutory consultee.

It is responsibility of the applicant to inform LLFA if there is any change in surface water design at construction stage.

It is recommended that condition no. 4 related to surface water drainage may now be discharged.

Conditions & Reasons (if required)			
Date:	23/04/2025	Signed:	NT