

Date: 21 January 2025
Application: 250106



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: 250106

Applicant: N/A

Site Address: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 476557, Northing - 164204

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 181194 dated 14/11/2018. Condition 57 relates to land contamination and the application is for a part discharge of this condition relating to Parcels 4 and 5 only.

Case Officer: Baldeep Pulahi

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 250106. 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:	Boniface Ngu Flood Risk & Drainage		
Service	SDL Flood Risk Officer	App No:	250106
Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 181194 dated 14/11/2018. Condition 57 relates to land contamination and the application is for a part discharge of this condition relating to Parcels 4 and 5 only.		
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

Eastwood site investigation reports indicate that, for parcel 4, groundwater varied from 0 to 2.7m bgl between June 2018 and March 2019.

For Parcel 5 the shallowest groundwater level was 0.54m bgl.

We recall from the sitewide drainage strategy that runoff from the parcels discharges into attenuation basins to the south of the development site, before discharging into the watercourse at a controlled rate.

Based on the above, we can **recommend discharge of the groundwater and surface water aspects of condition 57** of application 181194 for Parcels 4 and 5.

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:	22/01/2025	Signed:	Boniface Ngu
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