

Date: 23 September 2025
Application: 252230



**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: 252230

Applicant: Mr Lee Elgar

Site Address: The Haulage Yard, Land Adjacent to Bramble Cottage at, 183 Hyde End Road, Spencers Wood, RG7 1BU

Parish:

Grid Reference: Easting - , Northing -

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 231885 dated 24.01.2024. Condition 3. Materials. 4. Drainage. 5. Landscaping Scheme. 6. Arboricultural Impact Assessment. 7. Biodiversity Net Gain. 8. CEMP. 9. Construction Method Statement. 10. Parking and Turning. 11. EVC Charging and Cycle Parking. 12. Construction Phase Emergency Plan.

Case Officer: Kieran Neumann

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 252230. 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 **14 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252230
Address:	The Haulage Yard, Land Adjacent to Bramble Cottage at, 183 Hyde End Road, Spencers Wood, RG7 1BU.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 231885 dated 24.01.2024. Condition 3. Materials. 4. Drainage. 5. Landscaping Scheme. 6. Arboricultural Impact Assessment. 7. Biodiversity Net Gain. 8. CEMP. 9. Construction Method Statement. 10. Parking and Turning. 11. EVC Charging and Cycle Parking. 12. Construction Phase Emergency Plan.		
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.

Following further correspondence with the applicant and their subsequent submission of surface water drainage details along with drawing no. 24039-C01-A which shows location of (SuDS) it is now confirmed that the revised proposal meets the requirements of application for which LLFA is statutory consultee. All SuDS features to be maintained according to the manufacturer's recommendations. 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:	26/09/2025	Signed:	NT