

Date: 23 July 2026
Application: 261714



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Discharge of condition Consultation

Application Number: 261714

Applicant: Mr T Searle

Site Address: 71 London Road, Wokingham, Wokingham, RG40 1YA

Parish: Wokingham

Grid Reference: Easting - 481671, Northing - 168771

Type of Development:

Proposal: Submission of details to comply with the following condition of planning consent 250010 dated 27/3/2025. Condition 4 refers to Landscaping.

Case Officer: Rowan Reynolds

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 261714. 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 **17 August 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	261714
Address:	71 London Road, Wokingham, Wokingham, RG40 1YA.		
Proposal:	Submission of details to comply with the following condition of planning consent 250010 dated 27/3/2025. Condition 4 refers to Landscaping.		
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

LLFA Consultation Response

The Lead Local Flood Authority has reviewed the application for the discharge of Condition 4 (Landscaping) attached to planning permission 250010 dated 27 March 2025.

As the submitted details relate solely to landscaping and do not concern surface water drainage, flood risk, or other matters within the remit of the Lead Local Flood Authority, the LLFA has **no comments** on this application.

Conditions & Reasons (if required)

Date:	31/07/2026	Signed:	NT
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