

Date: 4 February 2025
Application: 250214



**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: 250214

Applicant: N/A

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

Parish: Finchampstead

Grid Reference: Easting - 476553, Northing - 164201

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning approval 241524 related to Parcel P4 & P5 and dated 13/01/2025. Condition 14 relates to air source heat pumps, 16 to other sustainability matters.

Case Officer: Adriana González

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 250214. 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: | 250214 |
| Address: | Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY. | | |
| Proposal: | Application for submission of details to comply with the following conditions of planning approval 241524 related to Parcel P4 & P5 and dated 13/01/2025. Condition 14 relates to air source heat pumps, 16 to other sustainability matters. | | |
| 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

Conditions 14 and 16 are not drainage related, so no comments from us.

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: | 05/02/2025 | Signed: | Boniface Ngu |
|--------------|------------|----------------|--------------|