

Condition 4 Discharge 223783



9th February 2026

Site Address:

Bluebell Farm, Commonfield Lane, Barkham, Wokingham, RG40 4PR

Applicant:

Mrs Sue Elgar

Proposal:

Discharge of planning condition (4) Drainage, pertaining to GRANTED application: 223783

Description of Permitted Development; 223783:

Full application for the proposed erection of 1no. replacement dwelling and car port, following demolition of existing dwelling.

Date of Decision:

10th March 2023

The purpose of this document is to provide the necessary information, drawings, and supporting evidence to enable the Local Planning Authority to assess compliance with the requirements of the relevant planning conditions. Each condition is addressed in turn, with reference to the condition wording, the plans, and any additional details or reports as required.

This submission seeks the formal discharge of the following condition:

4. Drainage

No construction shall take place until details of the drainage system for the site have been submitted to and approved in writing by the Local Planning Authority. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

**This condition is sought to be formally discharged with the file, named:
"Sustainable Drainage Options Appraisal and Strategy".**

It is wished to be made clear that Condition 8 (Landscaping) will be submitted and discharged within a separate application - which is also to be submitted today.

We kindly request that given the tight timeframe, the application for **Condition 8** discharge, is prioritised for sign-off and this one also pushed up in your priority list.

Regards,

White Planning Team