

Date: 12 September 2025
Application: 252172



**WOKINGHAM
BOROUGH COUNCIL**

SDL Flood Risk Officer

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear SDL Flood Risk Officer,

Discharge of condition Consultation

Application Number: 252172

Applicant: N/A

Site Address: Parcel 4 and 5 Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 476552, Northing - 164200

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning approval 251524 dated 13.01.2025. Condition 6 relates to SuDS management & maintenance plan, 10 to parking management strategy.

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 252172. 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 **3 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	SDL Flood Risk Officer	App No:	252172
Address:	Parcel 4 and 5 Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Application for submission of details to comply with the following conditions of planning approval 251524 dated 13.01.2025. Condition 6 relates to SuDS management & maintenance plan, 10 to parking management strategy.		
Type of Development:			
Site Visit Made:	Yes/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 report SuDS Management Report Hogwood Farm Parcels 4 & 5 Project: CALA Homes Thames Ltd Reference: C86557-JNP-92-XX-RP-D-1012 and drawing no. 00382-1172-C-DRA 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. 6 related to surface water drainage may now be discharged.

Conditions & Reasons (if required)			
Date:	15/09/2025	Signed:	NT