

Date: 20 August 2025
Application: 251323



WOKINGHAM
BOROUGH COUNCIL

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Dear Mr Sam McEvoy,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 232716**

Application Number: 251323

Applicant Name: Mr Alfred Turner

Site Address: Rivertrees, Wargrave Road, Remenham, Wokingham, RG9 3JD

Proposal: Application for submission of details to comply with the following condition of planning consent 232716 dated 29.08.2024. Condition 6 relates to drainage strategy, 11 to soil extraction, 14 to flood evacuation plan.

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to condition 6. This condition can only be discharged in full once the development has been carried out in accordance with the approved details.
- Insufficient information has been submitted in relation to conditions 11 & 14. These conditions are not discharged. Feedback is provided in the table below.
- No details have been submitted so far in relation to conditions 3, 4, 5, 10, & 13. These will need to be submitted in accordance with the timescales set out by the condition wording.
- Details submitted in relation to conditions 7, 8 & 9 are being considered under application ref 251548.

Yours sincerely,
Development Management & Compliance

HMM

Authorised by:
20 August 2025

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 6	Report titled 'Surface Water Drainage Strategy – Condition Discharge', Price & Myers, May 2025	5 June 2025	Consultation has been undertaken with WBC Flood Risk & Drainage and The Environment Agency, the submitted report is acceptable. The condition can only be discharged in full once the development has been carried out in accordance with the approved details.
Condition No. 11	Report titled 'Soil Extraction Statement – Condition Discharge' Rev.02, Price & Myers, June 2025	5 June 2025	Further information is required in respect of how many vehicles would be required to transport the soil off the site, the exact method for disposal and where it would be disposed (with consideration to methods with the lowest environmental harm. It is also noted that the report states that the total amount to be extracted is almost 3x the amount advised prior to the determination of the full application, with no justification/clarification. The submitted information is insufficient and the condition can therefore not be discharged.

Condition	Plan Details	Number/Report	Date Received	Comments
Condition No. 14	Report titled 'Flood Warning & Evacuation Plan' Rev.2, Price & Myers, 21 May 2025		5 June 2025	Consultation has been undertaken with WBC Flood Risk & Drainage and The Environment Agency, the submitted plan is insufficient. It is not clear who triggers the plan or provide for evacuation before a flood event happens. The submitted information is insufficient and the condition can therefore not be discharged.