

Date: 21 March 2025
Application: 250665



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: 250665

Applicant: Miller Homes Southern

Site Address: Land at phase 2b of the South Wokingham SDL

Parish:

Grid Reference: Easting - 482523, Northing - 167866

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning approval 191068 dated 19.07.24. Condition 11 relates to ground and building levels, 14 to tree protection, 32 to surface water drainage and sustainable drainage systems (SuDS), 45 to pedestrian and cycle strategy, 60 to highway construction details.

Case Officer: Sophie Morris

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 250665. 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:	250665
Address:	Land at phase 2b of the South Wokingham SDL.		
Proposal:	Application for submission of details to comply with the following conditions of planning approval 191068 dated 19.07.24. Condition 11 relates to ground and building levels, 14 to tree protection, 32 to surface water drainage and sustainable drainage systems (SuDS), 45 to pedestrian and cycle strategy, 60 to highway construction details.		
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

Nexus covering letter of reference 40442, dated 17/03/2025 refers to the proposed Drainage Statement prepared by ALP submitted under application 250399, which demonstrates the proposed points of connection for the surface water drainage scheme, to discharge condition 32.

We requested for further information on application 250399. Once we get that clarification, we will be able to discharge condition 32.

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:	26/03/2025	Signed:	Boniface Ngu
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