

P24-0702

16 December 2025

Development Management
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Dear Sir/Madam

Submission of Condition 7 (Drainage- Exceedance Flow) Attached to Outline Planning Permission 243190 at Land South of Bridge Farm, Arborfield, Wokingham

Planning Portal Reference: PP-14569284

Please find the enclosed application for approval of details reserved by condition 7 of outline planning permission reference 243190. The permission is for the erection of up to 11 No commercial units to provide 6,986sqm GIA commercial / employment development predominantly within Class B8 and/or Class E(g) uses with supporting facilities within Class E uses comprising ancillary offices, trade counters and food/drink facilities with highway works and strategic landscaping.

Condition 7 states:

"Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100 plus 40 percent climate change event has been submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall identify exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of public open space. Flow routes through gardens and other areas in private ownership will not be permitted. The scheme shall subsequently be completed in accordance with the approved details before the development is occupied."

The following information is enclosed within this submission:

- 64120 - 005 - P3 - Drainage Plan (Sheet 1 – Sheet 5)

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The application has been submitted through the Planning Portal, and the appropriate fee has been paid by the applicant.

I trust that the submitted information is satisfactory to discharge the condition, and I look forward to receiving acknowledgment of the application. However, should you require further information, please do not hesitate to contact me.

Yours sincerely,



Emily Hubball

Planner

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