

Date: 12 May 2025
Application: 250399



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,

Approval of Reserved Matters Consultation

Application Number: 250399

Applicant: Miller Homes

Site Address: Parcel R10 Land at Phase 2b, of the South Wokingham SDL

Parish: Wokingham Without

Grid Reference: Easting - 482960, Northing - 167819

Type of Development: Major Dwellings (10+)

Proposal: Application for the approval of reserved matters pursuant to condition 1 of outline planning permission ref. 191068 for the erection of 215 dwellings with layout, scale, appearance, and landscaping to be considered.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 250399.

The new details are as follows: **Revised plans received in response to consultation comments. Changes are set out as per cover letter dated 02.05.25.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Sophie Morris.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage	To (Case Officer):	Sophie Morris
Service	SDL Flood Risk Officer	App No:	250399
Address:	Parcel R10 Land at Phase 2b, of the South Wokingham SDL.		
Type of Development:	Major Dwellings (10+)		
Proposal:	Application for the approval of reserved matters pursuant to condition 1 of outline planning permission ref. 191068 for the erection of 215 dwellings with layout, scale, appearance, and landscaping to be considered.		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☒ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

Based on the attached **technical note A389/TN001 dated 04/04/2025** and the **drainage pfd model simulation file uploaded on NEC DM on the 12/05/2025**, we would have no objection to the RM application, once the storage creates within open space is clarified.

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:	14/05/2025	Signed:	Boniface Ngu
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