

Wokingham Borough Council
Development Management,
Wokingham Borough Council,
Civic Offices, Shute End,
Wokingham,
RG40 1BN

Reading
3rd Floor, Suite 3
Apex Plaza
3 Forbury Road
Reading RG1 1AX
nexusplanning.co.uk

30 September 2026

Our Ref: 40835a

Planning Portal Ref: PP-15258126

Dear Sir / Madam,

**APPLICATION FOR APPROVAL OF DETAILS RESERVED BY PLANNING CONDITIONS
PHASE 2B, PARCELS R7 AND R13 OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION**

On behalf of our client, Miller Homes ("the Applicant"), we write to formally submit details to discharge Conditions 31, 32, 35, 36 pursuant to hybrid planning permission reference 191068, and Condition 11 pursuant to reserved matters permission ref 253142. This application relates to Phase 2b Parcels R7 and R13.

Drainage Conditions

This submission relates to the following drainage related conditions:

- Hybrid Condition 31: requires the approval of details for the surface water drainage works for that parcel.
- Hybrid Condition 32: requires details of any points of connection, including any connection into a drainage system or ordinary watercourse on third-party land, to be submitted.
- Hybrid Condition 35: requires details of the surface water drainage management and maintenance plan to be approved.
- Reserved Matters Condition 11: requires details of the surface water drainage scheme to be submitted notwithstanding the details submitted with the reserved matters application.

The submitted documents and plans address the comments received from the flood risk officer on 16th September 2026. The hydraulic model has been updated to include the upstream storage in the form of permeable paving within the apartment courtyards with the discharge rates limited to 12.6l/s. The results demonstrate that there would be no flooding up to the 1 in 100 year + 40% climate change event.

The submitted drainage statement includes the management and maintenance plan required by condition 35 as well as details of points of connections required by condition 32.

The following documents and plans are submitted in accordance with the required details:

- Drainage Statement dated 29 September 2026

London

Birmingham

Bristol

Manchester

Reading

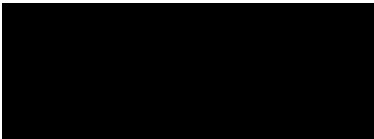
- A389-R7&R13-RM-501 F Drainage Strategy
- A389-R7&R13-RM-509 C Drainage strategy + fluvial Flood outlines
- R13 Hydraulic Model SWS 260924

Construction Environmental Management Plan (CEMP)

Condition 36 governs the requirements for a CEMP for the construction period of this parcel. The submitted CEMP (document title: A389-R025 - R7R13 Construction Environment Management Plan v1) sets out how the requirements in the condition have been met. It follows the same structure and requirements as per approved CEMP's used on other parcels in the SDL.

I trust this information is acceptable and that the application can be registered and validated without delay. If you have any questions on any of the information, please do not hesitate to contact me.

Yours sincerely



Stefania Petrosino MRTPI
Associate