

**Date:** 20 May 2025  
**Application:** 251183



**WOKINGHAM  
BOROUGH COUNCIL**

SDL Flood Risk Officer

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear SDL Flood Risk Officer,

**Discharge of condition Consultation**

**Application Number:** 251183

**Applicant:** Kevin Paldano

**Site Address:** Arborfield Green District Centre, Arborfield Green, Arborfield, Berkshire

**Parish:** Barkham

**Grid Reference:** Easting - 477004, Northing - 165105

**Type of Development:**

**Proposal:** Application for submission of details to comply with the following condition of planning consent 230872 dated 17/10/2023. Condition 14 relates to a design for the access road and parking spaces within Flood Zone 3b.

**Case Officer:** Nick Chancellor

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 251183. 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

|                             |                                                                                                                                                                                                                         |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | NT                                                                                                                                                                                                                      |                |        |
| <b>Service</b>              | SDL Flood Risk Officer                                                                                                                                                                                                  | <b>App No:</b> | 251183 |
| <b>Address:</b>             | Arborfield Green District Centre, Arborfield Green, Arborfield, Berkshire.                                                                                                                                              |                |        |
| <b>Proposal:</b>            | Application for submission of details to comply with the following condition of planning consent 230872 dated 17/10/2023. Condition 14 relates to a design for the access road and parking spaces within Flood Zone 3b. |                |        |
| <b>Type of Development:</b> |                                                                                                                                                                                                                         |                |        |
| <b>Site Visit Made:</b>     | 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

### Discharge of Condition

I refer to the above planning application, which LLFA conditioned due to insufficient detail provided in Surface water Drainage strategy.

Following further correspondence with the applicant and their subsequent submission of surface water drainage details along with drawing no. 22585-06-7000 53/p1 which shows location of drainage it is now confirmed that the revised proposal meets the requirements of application for which LLFA is statutory consultee. All SuDS features to be maintained according to the manufacturer's recommendations. It is responsibility of the applicant to inform LLFA if there is any change in surface water design at construction stage.

It is recommended that condition no. 14 related to surface water drainage may now be discharged.

|                                               |            |                |    |
|-----------------------------------------------|------------|----------------|----|
|                                               |            |                |    |
| <b>Conditions &amp; Reasons (if required)</b> |            |                |    |
|                                               |            |                |    |
| <b>Date:</b>                                  | 22/05/2025 | <b>Signed:</b> | NT |