

Date: 30 July 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: Parcel R10, 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), 60 to highway construction details.

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 250665.

The new details are as follows: **Revised plans received relating to levels, Arboricultural Method Statement and Tree Protection Plan; Highway construction details (materials plan and general arrangement; and Drainage Strategy plan relating to connection points**

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:	250665
Address:	Parcel R10, Land at phase 2b of the South Wokingham SDL.		
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), 60 to highway construction details.		
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

Drainage design model pfd file uploaded on NEC DM on the 12/05/2025 (250399) indicates that there will be minor flooding of 6 pipes for the 1 in 100 flood event with a 40% allowance for climate, for the 15-minute summer event.

We are however convinced that the above flooded pipes can be contained within the road infrastructure network, as represented by **exceedance route plan drawing 507 B dated May 2025**.

Based on the above and at the back of **drainage strategy drawing 501 C dated June 2025**, we can **recommend discharge of condition 32**, for Parcel R10.

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:	31/07/2025	Signed:	Boniface Ngu
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