

Date: 9 December 2024
Application: 241862



**WOKINGHAM
BOROUGH COUNCIL**

SDL Flood Risk Officer

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear SDL Flood Risk Officer,

Discharge of condition Consultation

Application Number: 241862

Applicant: Wokingham Borough Council

Site Address: Land at Church Lane and Hyde End Road, Spencers Wood and Three Mile Cross, Reading, RG7 1HB

Parish: Shinfield

Grid Reference: Easting - 472490, Northing - 167207

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent O/2013/0346 (130162) dated 22/07/2014, in relation to the primary school development sub phase. Condition 4 relates to a Primary School Development Brief; 19 to a hedgerow strategy; 20 to a veteran tree strategy; 21 to a bat mitigation strategy; 22 to a reptile mitigation strategy; 44 to an external lighting strategy; 50 to an energy strategy, and 59 to a drainage scheme.

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 241862.

The new details are as follows: **1. Document Schedule – setting out the various documents**

submitted and their status pursuant to this submission

2. Proposed Site Plan – supersedes previous drawing

3. Proposed Site Roof Plan – supersedes previous drawing

4. Swept Path Analysis – new drawing

5. Updated Drainage and SUDS Strategy – supersedes previous submission

6. Consultation Response Action Log – new document

7. Energy and Sustainability Note – new document

8. Response to Shinfield Parish Council consultation comments – new document

9. Transportation Technical Note – new document

10. View of Year 1-2 Playground – new image

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 Christopher Howard.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT	To (Case Officer):	Christopher Howard
Service	SDL Flood Risk Officer	App No:	241862
Address:	Land at Church Lane and Hyde End Road, Spencers Wood and Three Mile Cross, Reading, RG7 1HB.		
Type of Development:			
Proposal:	Application for submission of details to comply with the following conditions of planning consent O/2013/0346 (130162) dated 22/07/2014, in relation to the primary school development sub phase. Condition 4 relates to a Primary School Development Brief; 19 to a hedgerow strategy; 20 to a veteran tree strategy; 21 to a bat mitigation strategy; 22 to a reptile mitigation strategy; 44 to an external lighting strategy; 50 to an energy strategy, and 59 to a drainage scheme.		
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

LLFA received this Application for submission of details to comply with the following conditions of planning consent O/2013/0346 (130162) dated 22/07/2014, in relation to the primary school development sub phase. Condition 4 relates to a Primary School Development Brief; 19 to a hedgerow strategy; 20 to a veteran tree strategy; 21 to a bat mitigation strategy; 22 to a reptile mitigation strategy; 44 to an external lighting strategy; 50 to an energy strategy, and 59 to a drainage scheme on 9th december 2024.

Drainage Overview Note – November 2024 Prepared by David Smith – WBC Development Team states that outline Condition 59 – Implementation, maintenance and management of the sustainable drainage scheme Condition 59 required the submission of details of the implementation, maintenance and management of the sustainable drainage scheme. The sustainable drainage scheme was submitted and approved under condition 57. Details of the implementation, maintenance and

management of that scheme were submitted pursuant to condition 59 and approved by the Local Planning Authority under application 153268. No further submission under this condition is required with respect to the Primary School sub-phase.

Conditions & Reasons (if required)			
Date:	11/12/2024	Signed:	NT