

Date: 21 March 2025
Application: 250665



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Highways,

Discharge of condition Consultation

Application Number: 250665

Applicant: Miller Homes Southern

Site Address: 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), 45 to pedestrian and cycle strategy, 60 to highway construction details.

Case Officer: Sophie Morris

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 250665. 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

From:	Gordon Adam Development Control		
Service	SDL Highways	App No:	250665
Address:	Land at phase 2b of the South Wokingham SDL.		
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), 45 to pedestrian and cycle strategy, 60 to highway construction details.		
Type of Development:			
Site Visit Made:	Yes/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

Condition 60 to highway construction details.

1. Once the RM application has been approved, the applicant would need to commence the S38 application prior to commencement on site.
2. Once technical acceptance has been granted by the Borough's highways agreement team, then and only then will highways DC recommend discharge of this condition.

Conditions & Reasons (if required)

Date:	24 th April 2025	Signed:	Gordon Adam
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