

Date: 6 January 2025
Application: 243190



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Variation/Removal of Condition Consultation

Application Number: 243190

Applicant: The Owner and/or Occupier

Site Address: Land south of Bridge Farm, Reading Road, Wokingham, RG2 9HT

Parish: Arborfield and Newland

Grid Reference: Easting - 474995, Northing - 167297

Type of Development: Major Heavy industry/storage/warehouse

Proposal: Application to vary condition 2 of Outline planning consent 223083 for the erection of up to 11 no. commercial units to provide 6,986sqm GIA commercial / employment development predominantly within Class B8 and/or Class E(g) uses with supporting facilities within Class E uses comprising ancillary offices, trade counters and food/drink facilities with highway works and strategic landscaping. Matters of Access, Siting and Scale to be considered only. Condition 2 refers to the approved details and the variation is to change the site layout.

Case Officer: Adriana González

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 243190. 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:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	243190
Address:	Land south of Bridge Farm, Reading Road, Wokingham, RG2 9HT.		
Proposal:	Application to vary condition 2 of Outline planning consent 223083 for the erection of up to 11 no. commercial units to provide 6,986sqm GIA commercial / employment development predominantly within Class B8 and/or Class E(g) uses with supporting facilities within Class E uses comprising ancillary offices, trade counters and food/drink facilities with highway works and strategic landscaping. Matters of Access, Siting and Scale to be considered only. Condition 2 refers to the approved details and the variation is to change the site layout.		
Type of Development:	Major Heavy industry/storage/warehouse		
Site Visit Made:	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

Pegasus cover letter P24-0702 dated 12/12/2024 states that the variation involves layout and siting, highways & landscaping and biodiversity.

As the drainage aspect is not affected, we would anticipate that any drainage conditions will need to be discharged.

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:	06/01/2025	Signed:	Boniface Ngu
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