

Date: 9 December 2024
Application: 243087



**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: 243087

Applicant: Crest Nicholson Operations Limited

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

Parish:

Grid Reference: Easting - 477011, Northing - 165580

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent O/2014/2280 (140977) dated 02/04/2015. Condition 14 relates to hard and soft landscaping scheme (part discharge); 26 to detailed design of roads (part discharge); 27 to construction accesses; 46 to wetland features; 57 to lighting; 65 to construction environmental management plan (part discharge).

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 243087. 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:	NT		
Service	SDL Flood Risk Officer	App No:	243087
Address:	Arborfield Green District Centre, Arborfield Green, Arborfield, Berkshire.		
Proposal:	Application for submission of details to comply with the following condition of planning consent O/2014/2280 (140977) dated 02/04/2015. Condition 14 relates to hard and soft landscaping scheme (part discharge); 26 to detailed design of roads (part discharge); 27 to construction accesses; 46 to wetland features; 57 to lighting; 65 to construction environmental management plan (part discharge).		
Type of Development:			
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	
LLFA received application for submission of details to comply with the following condition of planning consent O/2014/2280 (140977) dated 02/04/2015. Condition 14 relates to hard and soft landscaping scheme (part discharge); 26 to detailed design of roads (part discharge); 27 to construction accesses; 46 to wetland features; 57 to lighting; 65 to construction environmental management plan (part discharge) on 9th december 2024. Aecom provided drainage statement ref .no. 60312043/DC/DS .The Arborfield Garrison drainage strategy involves managing stormwater through attenuation basins and rain gardens, with runoff directed to catchments and a two-tier District Centre Pond designed to handle 1-in-20-year and 1-in-100-year storm events, ensuring controlled outflow via hydro-brakes. Parcel R features a dry basin, while the Supermarket and Pub sites will have restricted flow, with detailed designs handled in separate applications. Existing sewers will be diverted to align with the new layout, improving drainage and reducing flooding. SuDS features, including ponds, swales, and rain gardens, will enhance biodiversity through ecologically sensitive maintenance, supporting open water, vegetation control, and amphibian	

habitats. The design aligns with Section 104 standards and the Water Framework Directive, improving water quality in the Barkham Brook catchment by treating pollutants and preventing ecological deterioration.

Considering above condition no.46 related to surface water drainage may now be discharged

Conditions & Reasons (if required)			
Date:	10/12/2024	Signed:	NT