

Date: 5 August 2025
Application: 243194



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,

Variation/Removal of Condition Consultation

Application Number: 243194

Applicant: Antler Homes

Site Address: Land to the West of St Annes Drive and South of London Road, Wokingham, RG40 1PB

Parish: Wokingham Town

Grid Reference: Easting - 483345, Northing - 168621

Type of Development: Major Dwellings (10+)

Proposal: Application to vary condition 2 of planning consent 203544 (approved under APP/X0360/W/22/3297645) for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Annes Drive, landscaping and open space. Condition 2 refers to the approved details and the variation is to amend the drawings to include the addition of single storey rear extensions to approved plots 2, 3, 4, 7, 50, 51 and 52.

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 243194.

The new details are as follows: **Drainage, levels and external construction details received to align with the proposed S73 drawings. Also uploaded to the respective conditions discharge applications.**

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 Joanna Carter.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage	To (Case Officer):	Joanna Carter
Service	SDL Flood Risk Officer	App No:	243194
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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

We would have no objection to the variation of condition 2 of application 203544, to amend drawings to include single storey rear extensions to plots 2, 3, 4, 7, 50, 51 and 52, as represented by the following documents:

1. Drainage layout drawing 215 J dated 13/05/2025
2. Drainage layout drawing 216 K dated 11/06/2025
3. Drainage layout drawing 217 F dated 14/03/2025 and
4. Drainage layout drawing 218 G dated 20/05/2025.

Auditing micro-drainage drainage simulation files (MDX and FEH) uploaded on NEC DM on the 05/08/2025 indicated that there was no flooding for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change.

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:

06/08/2025

Signed:

Boniface Ngu