

Date: 2 May 2025
Application: 250870



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Variation/Removal of Condition Consultation

Application Number: 250870

Applicant: The Owner and/or Occupier

Site Address: Land at Phase 2a & 2b of South Wokingham SDL

Parish: Wokingham Without

Grid Reference: Easting - 483281, Northing - 167932

Type of Development: Major All other developments

Proposal: Application to vary conditions 2, 3, 9, 11 and 14 of planning consent 240892 for a new road to provide an alternative route to Waterloo Road from south of the roundabout at the junction of Waterloo Road with William Heelas Way to a point further east on Waterloo Road, together with a turning head between the two new junctions. Condition 2 refers to the approved drawings; 3 to levels; 9 to a Construction Environmental Management Plan (CEMP); 11 to Archaeology, and 14 to highway construction details. The variation is to amend the plans to conform with the Parcel 10 Reserved Matters layout.

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 250870. 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:	250870
Address:	Land at Phase 2a & 2b of South Wokingham SDL.		
Proposal:	Application to vary conditions 2, 3, 9, 11 and 14 of planning consent 240892 for a new road to provide an alternative route to Waterloo Road from south of the roundabout at the junction of Waterloo Road with William Heelas Way to a point further east on Waterloo Road, together with a turning head between the two new junctions. Condition 2 refers to the approved drawings; 3 to levels; 9 to a Construction Environmental Management Plan (CEMP); 11 to Archaeology, and 14 to highway construction details. The variation is to amend the plans to conform with the Parcel 10 Reserved Matters layout.		
Type of Development:	Major All other developments		
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

We have reviewed **Nexus covering letter 40116 dated 27/03/2025** and have the following comments to make:

We would have **no objection** to the variation of condition 2 by replacing **drainage strategy drawing A389-LR-501 P10 with A389-LR-501 P11** and **surface Water Catchment Plan drawing A389-LR-502 P8 with A389-LR-502 P9**.

We note that the drainage aspects (vi & vii) of condition 9 do not 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:	09/05/2025	Signed:	Boniface Ngu
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