

From: Boniface Ngu
Sent: 04 November 2025 08:19:27 UTC+00:00
To: "Nick Chancellor" <Nick.Chancellor@wokingham.gov.uk>
Subject: RE: 252215 - Sheerlands Rd temp access / flooding & drainage comments

Hi Nick,

Thanks for the clarification.

Based on the explanation in the email below, we would have no objection to the development as represented by GA plan '22585-23-04-Temporary Access GA_P3'.

Regards,

Boni.

From: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>
Sent: 24 October 2025 11:07
To: Boniface Ngu <boniface.ngu@wokingham.gov.uk>
Subject: FW: 252215 - Sheerlands Rd temp access / flooding & drainage comments

Morning Boni

Further to your attached comments, the applicant has responded as follows:

The levels and drainage proposed for this application are in accordance with the approved planning details pertaining to condition 14, Ref; 251183, which specifically relates to the access road and parking spaces within Flood Zone 3b.

In relation to the temporary access, the design does not intend to alter the levels within this area from that of the design drawing submitted. Refer to plan '22585-06-7000-Management of Surface Water Plan' for further details. By installing a full height kerb outside plot 7, as illustrated on the GA plan '22585-23-04-Temporary Access GA_P3', there will be no vehicular link to the main site, and will allow the hardstanding to drain along the kerb to the gully in the low point of unallocated parking bay. The gully will remain in situ, when the temporary access is removed. In summary, there is no additional flood risk, and the overall drainage strategy and surface water catchment will be consistent with the permanent design.

The proposed access from Sheerlands Road would be temporary and granted for a period of 5 years (after which it would be extinguished). It would serve the sales and marketing suite and is not intended to provide a through-route to the wider development (since a full height kerb would be installed adjacent to plot 7). If helpful happy to chat through the broader site history etc.

Please advise if the above/attached provides sufficient reassurance, or if we require further information still.

Thank you!

Nick Chancellor

Development Delivery Manager

Wokingham Borough Council

Email: nick.chancellor@wokingham.gov.uk

Telephone: 07718 251286

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From: Nick Chancellor

Sent: 15 October 2025 16:51

To: 'Tom Lewis' <TomLewis@boyerplanning.co.uk>

Cc: 'Joseph Hickling' <josephhickling@boyerplanning.co.uk>; 'Kevin Paldano'

<kevin.paldano@taylorwimpey.com>

Subject: 252215 - Sheerlands Rd temp access / flooding & drainage comments

Afternoon Tom

I've received some additional comments from our flooding & drainage consultee – please see attached.

Regards

Nick Chancellor

Development Delivery Manager

Wokingham Borough Council

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Telephone: 07718 251286

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