

Date: 24 March 2025
Application: 242653



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,

Full Planning Approval Consultation

Application Number: 242653

Applicant: C/O Agent

Site Address: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 477628, Northing - 164166

Type of Development: Major Dwellings (10+)

Proposal: Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage.

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 242653.

The new details are as follows: **Revised plans amending site landscaping, parking and highways details within the residential parcel.**

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 Nick Chancellor.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage	To (Case Officer):	Nick Chancellor
Service	SDL Flood Risk Officer	App No:	242653
Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Type of Development:	Major Dwellings (10+)		
Proposal:	Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage.		
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 have reviewed **JNP drainage statement D 1005 P03 dated 10/03/2025**, together with its appendices and have the following comments to make:

The principles of the drainage strategy remain in line with the outline drainage strategy, with controlled discharge, at Q_{Bar} , from the attenuation basins to the south of the parcels.

The micro-drainage calculations (**Appendix C**) of the above drainage strategy, indicates that there will be minor flooding of some pipes for the 1 in 100-year flood event with a 40% allowance for climate change, but this can be managed within the road infrastructure network, as demonstrated in **Appendix E** (exceedance flows route).

We note that maintenance of the proposed attention basin will be the responsibility of either a private management company or proposed to be adopted by ICOSA Water through the S104 agreement.

Based on the above, we would have no objection to the development if carried out as represented by the above-mentioned drainage statement.

Conditions & Reasons (if required)

The development if carried out as represented by the **JNP drainage statement D 1005 P03 dated 10/03/2025**, together with its appendices.

Date:

29/05/2025

Signed:

Boniface Ngu