

Date: 8 September 2025
Application: 251457



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,

Approval of Reserved Matters Consultation

Application Number: 251457

Applicant: Miss Kristina King

Site Address: Parcel 8, Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 476850, Northing - 164622

Type of Development: Major Dwellings (10+)

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 37 dwellings, together with associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.

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 251457.

The new details are as follows: **Revised plans received to address consultees comments.**

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 requested from the case officer.

Your observations are required in respect of this application by **22 September 2025**. If you need any more information, please do not hesitate to contact the case officer Adriana González.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage	To (Case Officer):	Adriana González
Service	SDL Flood Risk Officer	App No:	251457
Address:	Parcel 8, Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Type of Development:	Major Dwellings (10+)		
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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 **technical note 6860.TN08 dated 15/08/2025** and have the following comments to make:

- The outfall 150mm pipe, as represented on **drainage layout drawing PLN-8-4014 F dated 17/08/2025**, could be upgraded to a slightly larger diameter to cater for the surcharging. The pipe discharges at 2l/s into a ditch.
- We could not find the pfd file. If pfd file cannot be uploaded on NEC DM, please email to me directly.

We note that SuDS maintenance will be carried out in accordance with **SMA drainage maintenance and management plan note 6860.TN03 03 dated 19/08/2025** by various authorities (water authority, highways authority, Private owner or a management company).

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:	09/09/2025	Signed:	Boniface Ngu
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