

Date: 23 September 2025
Application: 251816



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: 251816

Applicant: C/O Agent

Site Address: Parcel S, Buttenshaw Avenue, Arborfield

Parish: Invalid code

Grid Reference: Easting - 476997, Northing - 165716

Type of Development: Minor Dwellings (1-9)

Proposal: Application for the approval of reserved matters pursuant to outline planning consent O/2014/2280 (dated 02/04/2015). The Reserved Matters comprise details of the erection of 4 detached dwellings together with an associated internal access road, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.

Case Officer: Adriana González

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 251816. 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 requested from the case officer.

Your observations are required in respect of this application by **15 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	SDL Flood Risk Officer	App No:	251816
Address:	Parcel S, Buttenshaw Avenue, Arborfield.		
Proposal:	Application for the approval of reserved matters pursuant to outline planning consent O/2014/2280 (dated 02/04/2015). The Reserved Matters comprise details of the erection of 4 detached dwellings together with an associated internal access road, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.		
Type of Development:	Minor Dwellings (1-9)		
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 **Odyssey drainage strategy technical note 25-136 dated July 2025**, together with its appendices and have the following comments to make:

Parcel S forms part of a wider development that was granted outline planning approval, with conditions and this application is to provide details for the discharge of conditions 43, 44 and 45.

The wider development has already provided foul and surface water drainage stubs for parcel S, towards the west of the parcel, near Buttenshaw Avenue. This is as represented in **Appendix A**.

Appendix D indicates the crest drawing allowing for a maximum discharge of 42.4l/s for a 0.225ha impermeable area.

We note that both surface and foul runoff will be managed via pumping stations to the allocated stubs to the west of the site.

Surface and foul water maintenance will be offered for adoption to Thameswater or a private management company, with maintenance carried out in accordance with section 4 of the technical note.

Micro-drainage calculations (**Appendix C**) indicate that there is no surcharging for the 2-year event but there is 4.254m³ of flooding at pipe 1.008 (SW9) and this flows towards plot 1 (**Appendix B**).

It is unclear how this flooding has been mitigated to ensure that dwelling 1 does not flood. Please clarify.

Also provide the mdx simulation files as well as the FEH point descriptors for auditing. (we note that the simulation output results have been provided).

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:	01/10/2025	Signed:	Boniface Ngu
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