

Technical Note

Project:	Finchwood Park Parcel 13	SMA Ref:	7292.TN05
Subject:	Response to WBC Drainage Comments	Revised:	–
Prepared by:	Tyler Andrews	Date:	22.07.2025
Checked by:	Kate Marshall	Date:	23.07.2025

INTRODUCTION

This Technical Note (TN) has been prepared by Stuart Michael Associates Limited (SMA) on behalf of Vistry Homes to address the drainage comments received and information requested from Wokingham Borough Council SDL Flood Risk & Drainage Officer on Application No: 250819.

RESPONSES TO WBC COMMENTS:

Comments:

We have reviewed the revised SMA parcel 13 drainage strategy technical note 7292.TN01 dated 03/03/2025, together with its appendices and note the following:

Parcel 13 is split into 2 sub parcels, separated by an HV power cable line. The drainage strategy conforms with the outline drainage strategy, as represented in Appendix I.

Sub parcel 13a provides attenuation for the 1 in 100-year flood event with a 40% allowance for climate change, with discharge controlled at the agreed outline rate of 5l/s, from the western end of the site. Sub parcel 13b also provides attenuation with discharge controlled from 2 points at 3.3l/s and 1.7l/s to represent the agreed 5l/s discharge from this parcel. This is as represented on the drainage strategy drawing in Appendix A.

*The causeway flow calculations dated 28/02/2025 (Appendix B) indicate that there is no flooding for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change. **Ideally there should be no surcharging for the 2-year event but there seems to be some surcharging for the 2-year event for parcel 13a. Please check this and amend.***

*Also please **provide the causeway pfd files** so that we can audit the results.*

We note that the parcel size makes it difficult to incorporate other above ground SuDS and maintenance will be the responsibility of ICOSA, in accordance with the maintenance schedule of the above technical note

SMA Response:

The most recent updates to the Parcel 13 drainage strategy mean that there are now only 2 discharge points as discussed in the meeting on 16th July 2025**. Parcel 13B now only has one discharge point due to a change in site constraints. The design and calculations have been updated appropriately.

The surcharging during the 2-year storm event is now present in both 13a & 13b at manholes S4 & S9 respectively. This is due to the as-built stubs the manholes connect onto only being 150mm diameter, and these manholes being the point at which the respective parcels flow controls are located. The flow controls for each discharge point are both restricted to 5l/s. This means that during all storm events,

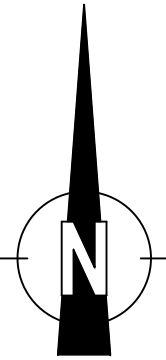
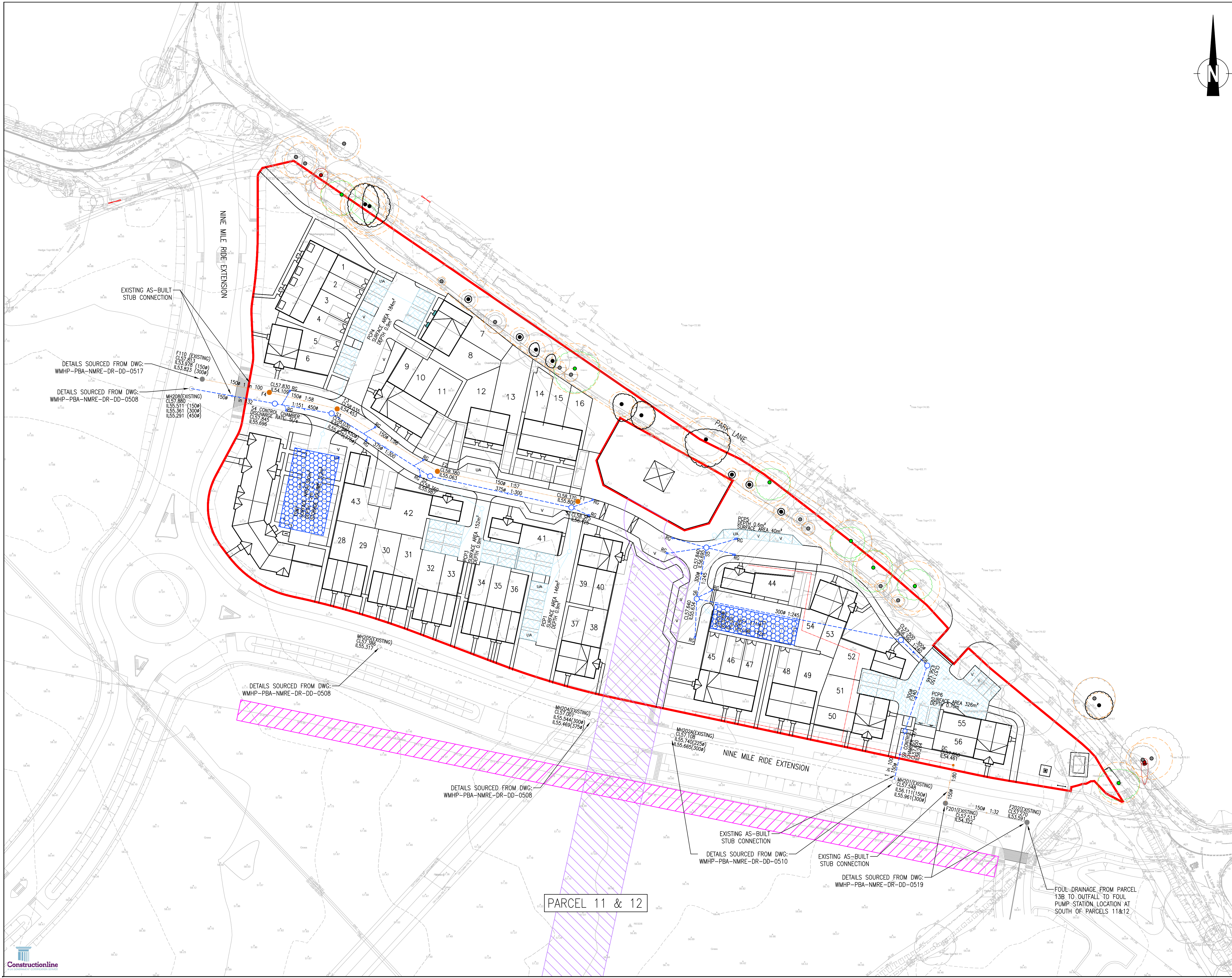
surface water needs to back up from the flow control to the nearest surface water storage and this creates the surcharging of the flow control manholes.

The causeway PFD files are now included as requested for auditing purposes.

****Meeting on 16th July 2025 was between the Vistry Design Team & Wokingham Borough Council (including the flood risk officer Boniface Ngu of which these comments originated)**

Appendix A

REVISED DRAWINGS



- NOTES:
1. DO NOT SCALE FROM THIS DRAWING.
 2. ALL DIMENSIONS ARE IN METRES, UNLESS STATED OTHERWISE.
 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT SCHEME DRAWINGS AND SPECIFICATIONS.
 4. AS-BUILT NMRE LEVELS AND LAYOUT BASED ON DRAWINGS: 'WMHP-PBA-NMRE-DR-HI-0118-0120' DRAWN BY STANTEC.
 5. AS-BUILT EASTERN TURNING HEAD LEVELS AND LAYOUT BASED ON DRAWINGS: 'WMHP-PBA-NMRE-DR-HI-0160-0161' DRAWN BY STANTEC.
 6. TREE CONSTRAINTS BASED ON DRAWINGS: '5287_701-704' DRAWN BY RPS.
 7. DRAWING BASED ON TOPOGRAPHICAL SURVEY TITLED 'XREF 18215-Hogwood Farm 2D 21.12.17' RECEIVED ON 25.10.2024.
 8. DRAWING BASED ON AS-BUILT DRAINAGE PLANS REF: WMHP-PBA-NMRE-DR-DD-0508, 0510, 0517 & 0519.

- KEY
- PARCEL BOUNDARY
 - UNDERGROUND DIVERSION EASEMENT OF EXISTING OVERHEAD ELECTRIC CABLE
 - EXISTING OIL MAIN EASEMENT
 - PROPOSED PERMEABLE PAVING
 - PROPOSED ATTENUATION TANK
 - PROPOSED INDICATIVE ROAD GULLY
 - PROPOSED SW SEWER
 - PROPOSED FW SEWER
 - ESTIMATED EXISTING SW SEWER POSITION
 - ESTIMATED EXISTING FW SEWER POSITION
 - INDICATIVE TANKING/PERMEABLE PAVING CONNECTION DRAIN
 - TREE ROOT PROTECTION AREA
 - SCHEMATIC PRIVATE FW DRAIN

SO	POS	UPDATED TO SUIT LATEST SITE LAYOUT AND WBC COMMENTS	TV	TA	23.07.25
SO	POS	UPDATED TO SUIT LATEST SITE LAYOUT AND WBC COMMENTS	TV	TA	11.07.25
SO	POS	SITE LAYOUT UPDATED, EASTERN FW DRAINAGE STRATEGY UPDATED	AS	TA	28.02.25
SO	POS	SITE LAYOUT UPDATED	AS	TA	14.02.25
ST	Rev	Description	Dm	Chk	Date
REVISIONS					
Preliminary Issue	✓	Submitted for S104			
Planning Issue	✓	Issued for Tender			
Submitted for S38		Issued for Construction			
Submitted for S278		As Built			
DRAWING STATUS					

STUART MICHAEL ASSOCIATES
CONSULTING ENGINEERS

Stuart Michael Associates Ltd
Coombe House, Coombe Square, Thatcham, Berkshire RG19 4JF
T: 01635 867 711 E: mail@stuartmichael.co.uk
F: 01635 861 715 W: www.stuartmichael.co.uk

Bovis Homes **Linden Homes** **Countryside Partnerships**

Part of the Vistry Group

FINCHWOOD PARCELS 11, 12 & 13

PARCEL 13
PROPOSED DRAINAGE

DATE	DRAWN	CHECKED	SCALE	BY
FEB 2025	AS	KJM	1:500	0A1
7292.026				P05 SO

This drawing is the copyright of Stuart Michael Associates Limited. It may not be reproduced or amended without the written approval of Stuart Michael Associates

Appendix B

SDL FLOOD RISK & DRAINAGE OFFICER COMMENTS

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	SDL Flood Risk Officer	App No:	250819
Address:	Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
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 56 dwellings within parcels P13a and P13b with access via the Nine Mile Ride Extension spur road (primary) and Park Lane (secondary), associated internal roads, parking, landscaping, footpaths and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.		
Type of Development:	Major Dwellings (10+)		
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 the revised SMA parcel 13 drainage strategy technical note 7292.TN01 dated 03/03/2025, together with its appendices and note the following:

Parcel 13 is split into 2 sub parcels, separated by an HV power cable line. The drainage strategy conforms with the outline drainage strategy, as represented in Appendix I.

Sub parcel 13a provides attenuation for the 1 in 100-year flood event with a 40% allowance for climate change, with discharge controlled at the agreed outline rate of 5l/s, from the western end of the site. Sub parcel 13b also provides attenuation with discharge controlled from 2 points at 3.3l/s and 1.7l/s to represent the agreed 5l/s discharge from this parcel. This is as represented on the drainage strategy drawing in Appendix A.

The causeway flow calculations dated 28/02/2025 (Appendix B) indicate that there is

no flooding for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change. **Ideally there should be no surcharging for the 2-year event but there seems to be some surcharging for the 2-year event for parcel 13a. Please check this and amend.**

Also please **provide the causeway pfd files** so that we can audit the results.

We note that the parcel size makes it difficult to incorporate other above ground SuDS and maintenance will be the responsibility of ICOSA, in accordance with the maintenance schedule of the above technical note.

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:

Signed:

Boniface Ngu