

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.TN05 dated 23/07/2025**, 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 manhole S9 at 5l/s**. This is as represented on the drainage strategy drawing in Appendix A.

The causeway flow calculations dated **11/07/2025** 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.

Causeway flow simulation pfd files received via **email from Tyler Andrews on the 14/08/2025** have been audited and we are satisfied with the results.

The surcharges at nodes S4 and S9 due to the existing limitation at the receiving built stubs with diameter 150mm connections. A diameter 225mm stub would have solved the problem.

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 **SMA parcel 13 drainage strategy technical note 7292.TN01 dated 03/03/2025**.

Based on the above, we would have **no objection** to this reserve matters application.

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:

19/08/2025

Signed:

Boniface Ngu