

Date: 14 October 2025
Application: 252379



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: 252379

Applicant: E Walton

Site Address: Parcel N, Arborfield Green, Berkshire

Parish: Barkham

Grid Reference: Easting - 477062, Northing - 165394

Type of Development: Major Dwellings (10+)

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 for the erection of 67 dwellings with associated infrastructure, access and landscaping. Details of 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 252379. 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 **11 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	SDL Flood Risk Officer	App No:	252379
Address:	Parcel N, Arborfield Green, Berkshire.		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 for the erection of 67 dwellings with associated infrastructure, access and landscaping. Details of 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 recently responded to discharge of condition application **252350** for Parcel N.

The response is applicable to this application **252379**.

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:	21/10/2025	Signed:	Boniface Ngu
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