

Date: 14 August 2024
Application: 241962



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: 241962

Applicant: The Owner and/or Occupier

Site Address: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 477128, Northing - 164426

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 18 no. dwellings, commercial floorspace (Use Class E) and public open space within the Neighbourhood Centre parcel together with associated access, parking, drainage and play infrastructure. Details of access, appearance, landscaping, layout and scale to be considered.

Case Officer: Nick Chancellor

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 241962. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	SDL Flood Risk Officer	App No:	241962
Address:	Hogwood Farm, 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 18 no. dwellings, commercial floorspace (Use Class E) and public open space within the Neighbourhood Centre parcel together with associated access, parking, drainage and play infrastructure. 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

The following documents have been reviewed to arrive at the recommendation for this development:

1) Boyer Planning statement IMS-F-18 Rev 2 dated 07/08/2024.

Summarises the details in the drainage statement, which is in line with the approved outline drainage strategy.

2) JNP drainage statement C865-JNP-92-XX-RP-D-1200 P3 dated 29/07/2024.

The development proposes a four-storey building with 2 commercial units on the ground floor and 18 one and two bed apartments above.

The development proposes permeable paving within car parking areas, rain garden and an attenuation tank, as represented on drainage strategy drawing 7210 P05 dated 29/07/2024 **Appendix C.**

The hydraulic calculations (Appendix C) also demonstrate that there will be no flooding for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change, with discharge controlled at 5l/s into MH239, as agreed at outline stage.

Runoff from the neighbourhood centre eventually discharges into SANG basin 3, as agreed at outline stage.

We note that SuDS maintenance for the development will be in accordance with section 2 (**Appendix H**) and will be the responsibility of the property owner.

Based on the above we would have **no objection** to the development, as represented by the above-mentioned documents.

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:	15/08/2024	Signed:	Boniface Ngu
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