

Technical Note

Project:	Finchwood Park Parcel 8	SMA Ref:	6860.TN08
Subject:	Response to WBC Drainage Comments	Revised:	—
Prepared by:	Tyler Andrews	Date:	15.08.2025
Checked by:	Kate Marshall	Date:	15.08.2025

INTRODUCTION

This Technical Note (TN) has been prepared by Stuart Michael Associates Limited (SMA) on behalf of Barratt Redrow Southern Counties to address the drainage comments received and information requested from Wokingham Borough Council SDL Flood Risk & Drainage Officer on Application No: 251457.

RESPONSES TO WBC COMMENTS:

Comments:

SMA drainage layout drawing PLN-8-4014 E dated 03/03/2025 indicates that runoff from parcel 8 will be attenuated, for events up to and including the 1 in 100 flood events, with a 40% allowance for climate change, with discharge controlled at 2l/s to the existing beyond the southeastern corner.

This is in accordance with the outline drainage strategy drawing SK-203 A dated 08/08/2018.

Causeway drainage calculations dated 03/03/2024 indicates that there will be no flooding events up to and including the 1 in 100-year flood event, with a 40% allowance for climate change.

There is however surcharging of at tank 2 and node 6, for the 2-year event. There should be no surcharging for the 2-year event. As such we would recommend that the drainage design is revised and the pfd simulation files submitted for auditing, to ensure that all flood events have been considered.

We note that SuDS maintenance will be carried out in accordance with SMA drainage maintenance and management plan note 6860.TN03 02 dated 28/02/2025 by various authorities (water authority, highways authority, Private owner or a management company.

SMA Response:

The surcharging during the 2-year storm event is due to the outfall pipe from the parcel only being 150mm diameter, and these manholes being the point at which the respective parcels flow controls are located. The flow controls for the parcel is restricted to 2l/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 and tank.

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

Appendix A

SDL FLOOD RISK & DRAINAGE OFFICER COMMENTS

Date: 25 June 2025
Application: 251457



**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: 251457

Applicant: Miss Kristina King

Site Address: Parcel 8, Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 476850, Northing - 164622

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 37 dwellings, together with associated internal access roads, 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 251457. 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:	251457
Address:	Parcel 8, 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 37 dwellings, together with associated internal access roads, parking and landscaping. 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

SMA drainage layout drawing PLN-8-4014 E dated 03/03/2025 indicates that runoff from parcel 8 will be attenuated, for events up to and including the 1 in 100 flood event, with a 40% allowance for climate change, with discharge controlled at 2l/s to the existing beyond the southeastern corner.

This is in accordance with the **outline drainage strategy drawing SK-203 A dated 08/08/2018**.

Causeway drainage calculations dated 03/03/2024 indicates that there will be no flooding events up to and including the 1 in 100-year flood event, with a 40% allowance for climate change.

There is however surcharging of at tank 2 and node 6, for the 2-year event. There should be no surcharging for the 2-year event. As such we would recommend that the drainage design is revised and the pfd simulation files submitted for auditing, to ensure that all flood events have been considered.

We note that SuDS maintenance will be carried out in accordance with **SMA drainage maintenance and management plan note 6860.TN03 02 dated**

28/02/2025 by various authorities (water authority, highways authority, Private owner or a management company).

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:	26/06/2025	Signed:	Boniface Ngu
--------------	------------	----------------	--------------