

Date: 14 April 2025
Application: 250819



WOKINGHAM
BOROUGH COUNCIL

SDL Flood Risk Officer

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear SDL Flood Risk Officer,

Approval of Reserved Matters Consultation

Application Number: 250819

Applicant: N/A

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

Parish: Invalid code

Grid Reference: Easting - 477596, Northing - 164607

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 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.

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 250819. 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:	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:	15/04/2025	Signed:	Boniface Ngu
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