

Date: 17 October 2025
Application: 250931



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: 250931

Applicant: N/A

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

Parish: Finchampstead

Grid Reference: Easting - 477422, Northing - 164345

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 161 dwellings within parcels P11, P12a & P12b together with associated internal access roads, parking, landscaping, footpaths and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 250931.

The new details are as follows: **Revised plans submitted to address consultee comments in respect to development layout, housetypes, trees & landscaping, adoptable green infrastructure incl. play areas, traffic calming, road widths and drainage. As described within "Amendments Cover Letter" and in further individual detailed memos addressed to each consultee.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **31 October 2025**. If you need any more information, please do not hesitate to contact the case officer Nick Chancellor.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage	To (Case Officer):	Nick Chancellor
Service	SDL Flood Risk Officer	App No:	250931
Address:	Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
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 161 dwellings within parcels P11, P12a & P12b together with associated internal access roads, parking, landscaping, footpaths and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.		
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

I have reviewed the documents attached to the email from the planning officer, dated 17/10/2025, as well as the pfd file on the sharepoint link.

I have also reviewed **SMA technical note 7292.TN07 B dated 16/10/2025** together with its appendices and have the following comments to make:

I note that some surcharging pipes for the 2-year event have been designed out and we understand the constraints with designing out the remaining 3. We would let go of that in this instance.

Nodes 36 and 38 flood for the 1 in 100-year flood event with a 40% allowance for climate change, by 3.8m³ and 0.49m³ respectively, but **exceedance rout plan drawing 7292.019 P06 dated 14/10/2025** indicates that the carriageway conveys the flow towards the attenuation basins and swale.

Based on the above, we would have **no objection** to this reserved matter application.

NB: Connection into ordinary watercourses require ordinary watercourse consent from the LPA via floodriskdc@wokingham.gov.uk
More information on ordinary watercourse consenting can be found <https://www.wokingham.gov.uk/community/community-and-safety/emergencies/flooding-and-drainage/local-flood-risk-management-strategy> , towards the bottom of the page.

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:	04/11/2025	Signed:	Boniface Ngu
--------------	------------	----------------	--------------