

Date: 21 August 2025
Application: 251982



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,

Discharge of condition Consultation

Application Number: 251982

Applicant: The Owner and/or Occupier

Site Address: Linear Park Phase 3a, Arborfield Garrison and Adjoining Land, Arborfield, Reading

Parish: Finchampstead

Grid Reference: Easting - 477051, Northing - 165319

Type of Development:

Proposal: Application for submission of details to comply with following conditions of planning approval O/2014/2280 (140977) dated 02.04.2015. Condition 10 relates to materials, 12 to levels, 14 to hard and soft landscaping scheme, 15 to arboricultural implications assessment, 17 to aged and veteran tree strategy, 26 to detailed design of roads, 28 to car parking, 39 to fluvial flooding, 40 to flood plain storage, 41 to design floodplain modelling, 42 to pedestrian access and egress, 43 to drainage strategy plan and phasing plan, 44 to surface water drainage scheme, 45 to full details of the drainage system.

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 251982. 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:	251982
Address:	Linear Park Phase 3a, Arborfield Garrison and Adjoining Land, Arborfield, Reading.		
Proposal:	Application for submission of details to comply with following conditions of planning approval O/2014/2280 (140977) dated 02.04.2015. Condition 10 relates to materials, 12 to levels, 14 to hard and soft landscaping scheme, 15 to arboricultural implications assessment, 17 to aged and veteran tree strategy, 26 to detailed design of roads, 28 to car parking, 39 to fluvial flooding, 40 to flood plain storage, 41 to design floodplain modelling, 42 to pedestrian access and egress, 43 to drainage strategy plan and phasing plan, 44 to surface water drainage scheme, 45 to full details of the drainage system.		
Type of Development:			
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 **Woods Hardwick FRA compliance note 19632/FRA-C dated 11/08/2025**, together with its appendices and have the following comments to make:

Parcels L, M & N fall under catchment 11 of the outline drainage strategy, with discharge controlled at 34.7l/s from 2 basins, with attenuation capacity of 1580m³, to cater for the 1 in 100-year flood event with a 40% allowance for climate change.

Part of parcel N discharges into the eastern basin, with controlled discharge of 9.7l/s, while parcels L, M and part of parcel N discharge into the western basin at a controlled rate of 25l/s.

The development proposes controlled discharge from the eastern basin at 9.7l/s and from the western basin at 24.4l/s, in accordance with **drainage strategy plan drawing 19632-ARB-100-014 B dated 07/08/2025**.

The drainage strategy plan refers to general arrangement drawings 60312043/LP2/002 and 60312043/LP2/003, for cross-sectional drawings of basin C70 and C72 but these drawings could not be found. Please provide.

Maintenance of the pipe network as well as flow controls and headwalls will be offered to Thames Water for adoption under S104.

The development is located outside of the floodplain. As such **conditions 39, 40, 41 & 42 can be discharged.**

Causeway flow calculations dated 28/07/2025 indicate that 6 pipes surcharge during the 2-year event and ideally there should be no surcharging for this event.

The flow calculations also indicate flooding of 6 pipes, and it is unclear how this is managed within the development boundary. **Please provide exceedance flow drawing as well as basin cross-section drawings.**

Also provide the causeway flow pfd file for auditing.

Providing the requested information above will help us progress with the discharge of the remaining conditions 43, 44 and 45.

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:	29/08/2025	Signed:	Boniface Ngu
--------------	------------	----------------	--------------