

**Date:** 7 July 2025  
**Application:** 251263



**WOKINGHAM  
BOROUGH COUNCIL**

SDL Flood Risk Officer

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Development Management &  
Compliance

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Dear SDL Flood Risk Officer,

**Approval of Reserved Matters Consultation**

**Application Number:** 251263

**Applicant:** Countryside Properties (UK) Ltd

**Site Address:** Parcel 6, Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

**Parish:** Finchampstead

**Grid Reference:** Easting - 476779, Northing - 164213

**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 140 dwellings, together with associated internal access roads, parking, landscaping, footpath 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 251263. 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

|                             |                                                                                                                                                                                                                                                                                                                                                                                                             |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Boniface Ngu<br>Flood Risk & Drainage                                                                                                                                                                                                                                                                                                                                                                       |                |        |
| <b>Service</b>              | SDL Flood Risk Officer                                                                                                                                                                                                                                                                                                                                                                                      | <b>App No:</b> | 251263 |
| <b>Address:</b>             | Parcel 6, Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.                                                                                                                                                                                                                                                                                                                                 |                |        |
| <b>Proposal:</b>            | 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 140 dwellings, together with associated internal access roads, parking, landscaping, footpath and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered. |                |        |
| <b>Type of Development:</b> | Major Dwellings (10+)                                                                                                                                                                                                                                                                                                                                                                                       |                |        |
| <b>Site Visit Made:</b>     | 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 **drainage technical note 128057-MCS-XX-RP-TN-01 P01 dated 20/05/2025**, together with its appendices and have the following comments to make:

Parcel 6 surface water drains into basin 2, to the south, in accordance with the outline drainage strategy drawing **C85672-SK-204 B**.

We note that on parcel attenuation via swales, rain gardens, permeable paving and attenuation crates will be provided, as represented by the **drainage layout sheets 5100 P04, 5101 P05, 5102 P04, 5103 P04, 5104 P05 and 5105 P04 all dated 26/02/2026**.

Causeway flow calculations dated 21/05/2025 indicate that there will be some surcharging for the 2-year event, as well as flooding of 2 areas, for the 1 in 100-year flooding with an allowance for 40% climate change.

We have audited the pfd files and note that there will be surcharging of 5 pipes for the 2 year event, at locations where there are hydro-brake flow controls

We acknowledge the exceedance flow path drawing in appendix 6, via the road infrastructure, to the rain gardens and swales.

**Operations and maintenance manual report RP-OM-01 P01 dated 20/05/2025** states that SuDS features will be adopted by the utility provider, via a section 104 or Highways, via a section 38, with anything else being the responsibility of a management company, in accordance with sections 3, 4 and 5 of the maintenance manual report.

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

#### **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.

|              |            |                |              |
|--------------|------------|----------------|--------------|
| <b>Date:</b> | 27/03/2026 | <b>Signed:</b> | Boniface Ngu |
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