

Date: 31 October 2024
Application: 242696



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: 242696

Applicant: N/A

Site Address: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 477609, Northing - 164068

Type of Development: Major All other developments

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 sports pitches, sports pavilion, allotments, car parking and play areas; along with associated landscaping, highways and drainage infrastructure. 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 242696. 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:	242696
Address:	Hogwood Farm, 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 sports pitches, sports pavilion, allotments, car parking and play areas; along with associated landscaping, highways and drainage infrastructure. Details of access, appearance, landscaping, layout and scale to be considered		
Type of Development:	Major All other developments		
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 note from **planning statement report IMS-F-18 dated 07/10/2024** that the delivery of the sports facilities and allotments has been brought forward and being delivered by Cala, enabled by the delivery of 48 extra homes, as represented by **sport hub land masterplan drawing CSA/6689/140 dated October 2024**.

Parcel 16 attenuation basin layout and sections drawing 7026 P01 dated 03/10/2024 as well as **sports attenuation basin layout and sections 7025 P01 dated 08/10/2024** show basin details that cater for the 1 in 100 year flood event, plus 40% climate change.

We note that the development proposes pumped surface water from the sports hub basin into a swale.

We however could not find the drainage calculations for the proposal as well as maintenance details for proposed drainage strategy. Could these be provided?

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:

05/11/2024

Signed:

Boniface Ngu