

Date: 7 July 2025
Application: 251263



**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: 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

From:	Boniface Ngu Flood Risk & Drainage		
Service	SDL Flood Risk Officer	App No:	251263
Address:	Parcel 6, 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 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.		
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 **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**.

Please provide the above outline drainage strategy 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 P01, 5101 P01, 5102 P03, 5104 P01 and 5105 P01, all dated 20/05/2025** (Appendix 2).

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.

Ideally there should be no surcharging for the 2-year event.

Please provide the pfd drainage simulation files for auditing.

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.

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:	08/07/2025	Signed:	Boniface Ngu
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