

Date: 24 March 2025
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

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 242696.

The new details are as follows: **Re-consultation on revised plans. Amended sports pavilion design, sports pitch layout, allotment layout, parking layout, site landscaping, play areas, drainage strategy (changes to site levels, removal of pumping station and incorporation of larger & amended SUDS basins).**

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 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. 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:	242696
Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
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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		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☒ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

We have reviewed **JNP drainage statement D 1004 P02 dated 10/03/2025**, together with its appendices and have the following comments to make:

The principles of the drainage strategy remain in line with the outline drainage strategy, with controlled discharge, at Q_{Bar} , from the attenuation basins to the south of the parcels.

We note that the pumped option from the sports pitches basin has been removed and gravity flow from the basin is now being implemented, as represented by **JNP sports hub and parcel 16 indicative drainage strategy drawing D 7020 P04** dated 10/03/2025.

The micro-drainage calculations (**Appendix C**) of the above drainage strategy, indicates that there will be no flooding of pipes for events, up to and including the 1 in 100-year flood event with a 40% allowance for climate change.

Appendix E demonstrates that exceedance flows will be directed away from the

dwellings.

We note maintenance is proposed to be managed by ICOSA under section 104, however there needs to be a **correction of section 2.3.6, as there is no pumping station anymore.**

With the above correction made, we would have **no objection to the development if carried out as represented by the above-mentioned drainage statement.**

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:	27/03/2025	Signed:	Boniface Ngu
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