

Date: 13 August 2024
Application: 242040



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Discharge of condition Consultation

Application Number: 242040

Applicant: Mr. Hosking

Site Address: Heathlands Farm, The New Farmhouse, Honey Hill, Crowthorne, Wokingham, RG40 3BG

Parish: Wokingham Without

Grid Reference: Easting - 482918, Northing - 166267

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 231524 dated 14/12/2023. Condition 4 relates to a boundary fence; 5 to landscaping; 6 to a Construction Traffic Management Plan (CTMP); 7 to a Construction Method Statement, and 8 to drainage strategy.

Case Officer: Marcus Watts

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 242040. 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	WBC Drainage	App No:	242040
Address:	Heathlands Farm, The New Farm House, Honey Hill, Crowthorne, Wokingham, RG40 3BG.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 231524 dated 14/12/2023. Condition 4 relates to a boundary fence; 5 to landscaping; 6 to a Construction Traffic Management Plan (CTMP); 7 to a Construction Method Statement, and 8 to drainage strategy.		
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 the **Bellamy Roberts surface water drainage strategy report GDB/6139/SWDS.2 dated 31/07/2024** together with its appendices and have the following comments to make:

The site area is 11.036ha of which 10.788ha is currently covered by polytunnels, as represented in **Appendix 1**, with the site currently drainage via infiltration.

The proposed solar panels will introduce an impermeable area of 0.335ha, as represented in **Appendix 3**, with runoff from the panels infiltrating into the surround ground.

Based on the reduced impermeable area, the development provides a huge betterment to the existing situation and based on this, we can **recommend discharge of condition 8** of application 231524.

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:	14/08/2024	Signed:	Boniface Ngu
--------------	------------	----------------	--------------