

Date: 12 May 2026
Application: 261130



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Discharge of condition Consultation

Application Number: 261130

Applicant: Mr & Mrs S Baker

Site Address: Stokes Farm, Binfield Road, Binfield, Wokingham, RG40 5PR

Parish: St. Nicholas, Hurst

Grid Reference: Easting - 483164, Northing - 169580

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 243098 dated 12.02.2025. Condition 8 relates to drainage strategy.

Case Officer: Claire Moore

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 261130. 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 requested from the case officer.

Your observations are required in respect of this application by **3 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	261130
Address:	Stokes Farm, Binfield Road, Binfield, Wokingham, RG40 5PR.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 243098 dated 12.02.2025. Condition 8 relates 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 **AEGAEA drainage statement AEG7350_RG40_Wokingham_07 1 dated 06/05/2026** together with its appendices and have the following comments to make:

The existing agricultural building is within flood zone 1 and the development proposes an attenuation tank to cater for the 1 in 100 year flood event with a 40% allowance for climate change, as represented by **proposed drainage strategy drawing CIV-001 A01 dated 01/05/2026** (Appendix C).

We note that infiltration was not achievable, as represented in **Appendix B** and foul drainage will be managed via a sewage treatment plant and represented in **Appendix C**.

Maintenance will be the responsibility of the owner, in accordance with section 3 of the drainage statement above.

Based on the above, we can **recommend discharge of condition 8**.

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:	13/05/2026	Signed:	Boniface Ngu
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