

Date: 1 October 2025
Application: 252263



**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: 252263

Applicant: Mr James Jenkison

Site Address: Land North Of Sheepbridge Court Farm, Basingstoke Road,
Swallowfield, RG7 1PT

Parish: Invalid code

Grid Reference: Easting - 472059, Northing - 165904

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 232653 dated 27/03/2025. Condition 5. Materials. 6. Drainage Strategy. 7. Construction Phase Emergency Plan. 8. End User Emergency Plan. 9. Construction Environment Management Plan. 10. Public Rights of Way. 12. Boundary Treatment. 13. Hard and Soft Landscaping. 18. Ecological Permeability.

Case Officer: Connie Davis

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 252263. 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 **22 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252263
Address:	Land North Of Sheepbridge Court Farm, Basingstoke Road, Swallowfield, RG7 1PT.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 232653 dated 27/03/2025. Condition 5. Materials. 6. Drainage Strategy. 7. Construction Phase Emergency Plan. 8. End User Emergency Plan. 9. Construction Environment Management Plan. 10. Public Rights of Way. 12. Boundary Treatment. 13. Hard and Soft Landscaping. 18. Ecological Permeability.		
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 **GreenTech drainage strategy report 2021-0085_Spencerswood Solar Farm dated 20/09/2025** together with its appendices and have the following comments to make:

The 24.4ha site is within flood zone 1, with surface water flow paths experiencing surface water flooding.

We note that tracks will be constructed of type 3 material and swales will provide attenuation to cater for the quick storage estimate volume of 45m³.

We also note that Q_{Bar} for the 24.4ha site is 119.9l/s

It is however unclear how the swales provide storage with an appropriate freeboard, and it is unclear how flow from the development will be controlled.

The above report outlines recommendations for the development to incorporate at design stage. We cannot discharge condition 6 until full details for the drainage design have been provided.

Details should include full calculations, sizing of swales and all controls to ensure that discharge from the development is no greater than Q_{Bar} .

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:	10/10/2025	Signed:	Boniface Ngu
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