

Date: 12 February 2026
Application: 260231



**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,

Full Planning Approval Consultation

Application Number: 260231

Applicant: Mr Rupert Spice

Site Address: Warren Farm, Forest Road, Binfield, Wokingham, RG40 5QY

Parish: St. Nicholas, Hurst

Grid Reference: Easting - 481390, Northing - 171887

Type of Development: Other Change of Use

Proposal: Full application for the change of use of the building to provide 4 no. units for storage and distribution use (Use Class B8). (Retrospective)

Case Officer: Rowan Reynolds

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 260231. 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 **7 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260231
Address:	Warren Farm, Forest Road, Binfield, Wokingham, RG40 5QY.		
Proposal:	Full application for the change of use of the building to provide 4 no. units for storage and distribution use (Use Class B8). (Retrospective)		
Type of Development:	Other Change of Use		
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

Section 5 of Boyer Planning Statement MS-F-18 R3 states that this retrospective planning application relates to the use of an existing Long Barn, as four separate units of storage floorspace, which have been and continue to be used for B8 storage purposes, as represented by **existing ground floor plan drawing 201 B dated 12/02/2026**.

As the barn is already existing, we would have **no drainage concerns**, given that the site is within flood zone 1.

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:	20/02/2026	Signed:	Boniface Ngu
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