

**Date:** 15 April 2026  
**Application:** 260789



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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Shute End, Wokingham

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Dear WBC Drainage,

**Full Planning Approval Consultation**

**Application Number:** 260789

**Applicant:** Mr C Belcher

**Site Address:** Hatch Gate Farm, Lines Road, Hurst, Wokingham

**Parish:** St. Nicholas, Hurst

**Grid Reference:** Easting - 479073, Northing - 172234

**Type of Development:** Major Heavy industry/storage/warehouse

**Proposal:** Full application for the change of use of the existing building to storage and distribution use (Use Class B8) plus external alterations and installation of additional hardstanding. (Retrospective)

**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 260789. 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 **14 May 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                       |                |        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Boniface Ngu<br>Flood Risk & Drainage                                                                                                                                                                 |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                                                                                                          | <b>App No:</b> | 260789 |
| <b>Address:</b>             | Hatch Gate Farm, Lines Road, Hurst, Wokingham.                                                                                                                                                        |                |        |
| <b>Proposal:</b>            | Full application for the change of use of the existing building to storage and distribution use (Use Class B8) plus external alterations and installation of additional hardstanding. (Retrospective) |                |        |
| <b>Type of Development:</b> | Major Heavy industry/storage/warehouse                                                                                                                                                                |                |        |
| <b>Site Visit Made:</b>     | 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

The 0.46ha site is within flood zone 1 and we would have no objection to the principle of the conversion of the existing building for storage and distribution use (**as built block plan drawing P25-1141\_DE\_002\_C\_02 dated 08/04/2026**)

The **application form** states that runoff from the impermeable area will be managed via soakaway.

We note that this is a retrospective application but as drainage details have not been provided, we would need to see drainage details for the development and **recommend the condition below:**

## Conditions & Reasons (if required)

As infiltration is proposed, no development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- 1) BRE 365 test results demonstrating that infiltration is achievable.
- 2) A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.

- 3) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

|              |            |                |              |
|--------------|------------|----------------|--------------|
| <b>Date:</b> | 17/04/2026 | <b>Signed:</b> | Boniface Ngu |
|--------------|------------|----------------|--------------|