

Date: 4 October 2024
Application: 242496



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: 242496

Applicant: .

Site Address: Barkham Farms, Barkham, Wokingham, Berkshire, RG40 4EX

Parish:

Grid Reference: Easting - 478331, Northing - 165995

Type of Development: Major All other developments

Proposal: Application for submission of details to comply with the following conditions of planning consent 211081 dated 21.01.22. Condition 11 relates to crossing across Barkham Ride; 12 to construction of access; 13 to construction traffic management plan; 14 to construction environmental management plan; 17 to closed circuit television; 19 to external lighting details; 20 to drainage strategy; 21 to underground infrastructure.

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 242496. 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:	242496
Address:	Barkham Farms, Barkham, Wokingham, Berkshire, RG40 4EX.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 211081 dated 21.01.22. Condition 11 relates to crossing across Barkham Ride; 12 to construction of access; 13 to construction traffic management plan; 14 to construction environmental management plan; 17 to closed circuit television; 19 to external lighting details; 20 to drainage strategy; 21 to underground infrastructure.		
Type of Development:	Major All other developments		
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 **Curtins drainage and SuDS strategy report BFSF-CURT-XX-RP-C-9201 P03 dated 11/10/2024**, together with its appendices and have the following comments to make:

The 52ha site is greenfield and proposed to house solar panels with 6 substations at different locations of the site.

The haul roads will be of permeable construction, with culvert crossings and headwalls at various ditch locations, as represented by **drainage drawings 9200 P02, 9201 P02, 9202 P02 and 9203 P02 all dated 11/10/2024**.

Given the small area of substation areas 2 to 6, it is proposed to discharge runoff from these areas directly into nearby ditches. We note from the WSP FRA (**Appendix D**) that individual transformer footprints are 17.5m² each.

We will have no objection to the development if carried out as represented on the above-mentioned drainage drawings.

We note that maintenance will be private, in accordance with **Appendix I**.

Based on the above, we can **recommend discharge of condition 20** of application 211081.

NB: Introduction of structures within a watercourse requires Ordinary Watercourse Consent from the LPA, via Flooding@wokingham.gov.uk

There is a charge per structure and information on ordinary watercourse consenting can be found online via <https://www.wokingham.gov.uk/community-and-safety/emergencies/flooding-and-drainage/local-flood-risk-management-strategy>

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:	16/10/2024	Signed:	Boniface Ngu
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