

Date: 31 March 2026
Application: 260616



**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: 260616

Applicant: Kay & Williams

Site Address: 178 Bearwood Road, Barkham, Wokingham, RG41 4SH

Parish: Barkham

Grid Reference: Easting - 478381, Northing - 168626

Type of Development:

Proposal: Submission of details to comply with the following condition of planning consent 242719 dated 26/11/2025. Condition 6, 10, 11, 13 refers to drainage, Arboricultural Method Statement/Scheme of Works, precautionary working method statement and treatment of the northern boundary of the site.

Case Officer: Tariq Bailey-Biggs

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 260616. 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 **24 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260616
Address:	178 Bearwood Road, Barkham, Wokingham, RG41 4SH.		
Proposal:	Submission of details to comply with the following condition of planning consent 242719 dated 26/11/2025. Condition 6, 10, 11, 13 refers to drainage, Arboricultural Method Statement/Scheme of Works, precautionary working method statement and treatment of the northern boundary of the site.		
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

Operation and maintenance manual technical note 19721-TUM-TN-XXX-0002 dated 30/01/2026 states that geo-cellular storage will provide attenuation to attenuate the 100 year rainfall event with a 40% allowance for climate change while discharging at a reduced rate through an orifice flow control chamber, in accordance with drainage option 2 of the **surface water drainage layout drawing TUM-DD-XXX-3000 B dated 11/03/2026**.

As option 1 is not being taken forward, please revise the drainage strategy drawing to reflect option 2 only

Flow calculations dated 11/03/2026 indicate that there is surcharging at SW2 where there is a flow control limiting discharge at 1.2l/s, as represented in the drainage layout drawing.

We note the exceedance flow routes as represented on the drainage strategy drawing.

The technical note also states that maintenance of the SuDS features will be the responsibility of the plot owner, in accordance with **section 5 of the technical note**.

Based on the above, if the drainage strategy drawing is revised, as requested, we should be able to recommend discharge of condition 6 of application 242719

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:	01/04/2026	Signed:	Boniface Ngu
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