

Date: 29 June 2026
Application: 261507



**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,

Consultation from adjoining LA Consultation

Application Number: 261507

Applicant: Emma Nutchey

Site Address: Brook Farm, Beech Hill Road, Spencers Wood, Reading, RG7 1HX

Parish: Shinfield

Grid Reference: Easting - 470015.9, Northing - 165607

Type of Development:

Proposal: Consultation from West Berkshire District Council for an extension to existing agricultural building.

Case Officer: Kieran Neumann

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 261507. 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 **16 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	261507
Address:	Brook Farm, Beech Hill Road, Spencers Wood, Reading, RG7 1HX.		
Proposal:	Consultation from West Berkshire District Council for an extension to existing agricultural building.		
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

LLFA received Consultation from West Berkshire District Council for an extension to existing agricultural building on 29th June 2026.

The Lead Local Flood Authority (LLFA) has reviewed the application for an extension to an existing agricultural building. Insufficient information has been provided regarding the proposed surface water drainage arrangements associated with the extension and any additional impermeable area.

The LLFA recommends that the applicant submits a proportionate surface water drainage strategy report and plan demonstrating:

- The existing and proposed surface water drainage arrangements.
- How runoff from the additional impermeable area will be managed.
- That the development will not increase surface water flood risk on the site or elsewhere.
- That the drainage hierarchy has been considered where practicable.

Subject to the submission of satisfactory drainage information the LLFA would be able to review the proposal further.

Conditions & Reasons (if required)			
Date:	06/07/2026	Signed:	NT