

Date: 3 February 2026
Application: 260200



**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,

Permission In Principle Consultation

Application Number: 260200

Applicant: Mr Stuart Brooks

Site Address: Brookfield Farm, Old Wokingham Road, Crowthorne, Berkshire, RG40 3BU

Parish: Wokingham Without

Grid Reference: Easting - 483878, Northing - 166464

Type of Development: Minor Dwellings (1-9) PiP

Proposal: Permission in principle application for the proposed erection of up to 9no. dwellings.

Case Officer: Phillip Richards

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 260200. 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 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260200
Address:	Brookfield Farm, Old Wokingham Road, Crowthorne, Berkshire, RG40 3BU.		
Proposal:	Permission in principle application for the proposed erection of up to 9no. dwellings.		
Type of Development:	Minor Dwellings (1-9) PiP		
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 Permission in principle application for the proposed erection of up to 9no. dwellings on 3rd February 2026. The site is located within Flood Zones 2 and 3 and is therefore subject to a medium to high probability of flooding. In addition, the site is identified as having a potential risk of groundwater flooding. These are significant constraints that must be given careful consideration when assessing the suitability of the site for residential development.

Residential development within Flood Zones 2 and 3 is classified as more vulnerable, and as such, the proposal must be supported by robust evidence to demonstrate that flood risk to future occupants can be managed safely for the lifetime of the development and that the development will not increase flood risk elsewhere.

Given the flood risk constraints affecting the site, the absence of a Flood Risk Assessment (FRA) means that the LLFA is unable to fully assess the implications of the proposed development at this stage.

The LLFA objects to the application at this stage due to the lack of a site-specific Flood Risk Assessment.

The FRA should, as a minimum:

- Confirm the extent of Flood Zones 2 and 3 within the site.
- Assess all sources of flood risk, including fluvial, surface water, and groundwater flooding.

- Demonstrate how the proposed development would be made safe for its lifetime, including appropriate finished floor levels and safe access/egress.
- Demonstrate that the development will not increase flood risk elsewhere, including through appropriate surface water management.
- Consider the implications of climate change.

Until this information is provided and reviewed, the LLFA cannot support the proposal.

Conditions & Reasons (if required)

Date:	10/02/2026	Signed:	NT
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