

Date: 12 March 2026
Application: 260439



**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,

Full Planning Approval Consultation

Application Number: 260439

Applicant: Mr Levi Johnson

Site Address: Land at Range Road, Range House, Finchampstead, Wokingham, RG40 3NR

Parish: Finchampstead

Grid Reference: Easting - 480770, Northing - 165070

Type of Development: Minor Gypsy and traveller pitches (1-9)

Proposal: Full application for the change of use of land to provide one gypsy/traveller pitch, including the stationing of a mobile home and touring caravan, erection of a day room, formation of a new vehicular access and associated parking, landscaping and ancillary works

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 260439. 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 **2 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260439
Address:	Land at Range Road, Range House, Finchampstead, Wokingham, RG40 3NR.		
Proposal:	Full application for the change of use of land to provide one gypsy/traveller pitch, including the stationing of a mobile home and touring caravan, erection of a day room, formation of a new vehicular access and associated parking, landscaping and ancillary works		
Type of Development:	Minor Gypsy and traveller pitches (1-9)		
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 Full application for the change of use of land to provide one gypsy/traveller pitch, including the stationing of a mobile home and touring caravan, erection of a day room, formation of a new vehicular access and associated parking, landscaping and ancillary works on 12th March 2026.

The site is located within Flood Zone 1, which indicates a low probability of fluvial flooding. On this basis, the proposed development is considered unacceptable in principle from a flood risk perspective following

- Surface water runoff is managed appropriately and does not increase flood risk elsewhere.
- A suitable surface water drainage strategy report is required incorporating sustainable drainage systems (SuDS) where feasible.
- Discharge rates are restricted to greenfield runoff rates (or betterment if previously developed).
- There is adequate provision for the management of surface water on-site, including during extreme rainfall events.

Applicant to provide above in order to get approval from LPA.

Conditions & Reasons (if required)

Date:	18/03/2026	Signed:	NT
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