

**Date:** 24 February 2026  
**Application:** 260239



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Dear WBC Drainage,

**Full Planning Approval Consultation**

**Application Number:** 260239

**Applicant:** Mr Graham Adams

**Site Address:** Lockey Farm, Sindlesham Road, Arborfield, Wokingham, RG2 9JH

**Parish:** Arborfield and Newland

**Grid Reference:** Easting - 476123, Northing - 167267

**Type of Development:** Minor All other developments

**Proposal:** Retrospective application for single-storey extension to existing café.

**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 260239. 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 **19 March 2026**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                         |                |        |
|-----------------------------|-------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | NT                                                                      |                |        |
| <b>Service</b>              | WBC Drainage                                                            | <b>App No:</b> | 260239 |
| <b>Address:</b>             | Lockey Farm, Sindlesham Road, Arborfield, Wokingham, RG2 9JH.           |                |        |
| <b>Proposal:</b>            | Retrospective application for single-storey extension to existing café. |                |        |
| <b>Type of Development:</b> | Minor All other developments                                            |                |        |
| <b>Site Visit Made:</b>     | 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 this retrospective application for single-storey extension to existing café. The development is in Flood zone 1 and low risk from surface water flooding according to the EA mapping. There may be increase in impermeable area and we would have no objection to the principle of the development but as Drainage details have not been provided and the existing drainage details has not been mentioned, we would recommend the condition below.

## Conditions & Reasons (if required)

No construction shall take place until Surface drainage strategy which includes details of the drainage system for the site have been submitted to and approved in writing by the LLFA. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

**Reasons**

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

|              |            |                |    |
|--------------|------------|----------------|----|
| <b>Date:</b> | 03/03/2026 | <b>Signed:</b> | NT |
|--------------|------------|----------------|----|