

Date: 11 March 2026
Application: 260117



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 260117

Applicant: EU Plants Ltd

Site Address: Manor Farm, Longwater Road, Finchampstead, Wokingham, RG40 3SE

Parish: Finchampstead

Grid Reference: Easting - 480029, Northing - 163321

Type of Development: Other Change of Use

Proposal: Full application for the proposed conversion of barn to 3no. residential dwellings and associated changes (C3).

Case Officer: Claire Moore

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 260117. 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 **1 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260117
Address:	Manor Farm, Longwater Road, Finchampstead, Wokingham, RG40 3SE.		
Proposal:	Full application for the proposed conversion of barn to 3no. residential dwellings and associated changes (C3).		
Type of Development:	Other Change of Use		
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 proposed conversion of barn to 3no. residential dwellings and associated changes (C3) on 11th March 2026.

Having reviewed the submitted information, we note that the site is located within Flood Zone 1 and is therefore at low risk of fluvial flooding.

However, in accordance with national and local planning policy, the development should ensure that surface water is managed appropriately and that flood risk is not increased elsewhere.

At this stage, insufficient information has been provided to demonstrate that the proposed development will manage surface water runoff in a sustainable manner. In particular, the application does not include adequate details of the proposed drainage strategy, including (but not limited to):

- Confirmation of the proposed surface water disposal method in accordance with the drainage hierarchy (infiltration, watercourse, sewer);
- Evidence of ground conditions and infiltration feasibility (e.g. BRE 365 testing), where applicable;
- Calculations demonstrating that post-development runoff rates and volumes will not exceed greenfield conditions (or will achieve appropriate betterment where required);

- Details of any proposed attenuation features, including storage volumes, flow control, and exceedance routing;
- Consideration of climate change allowances;
- Details of long-term management and maintenance of the drainage system.

Therefore, the LLFA recommends that planning permission is not granted until a satisfactory surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority.

Conditions & Reasons (if required)			
Date:	17/03/2026	Signed:	NT