

Date: 16 June 2025
Application: 251268



**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: 251268

Applicant: Hall Hunter Partnership

Site Address: Goffs Barn, Wargrave Road, Wargrave, Wokingham, RG10 8DJ

Parish: Wargrave

Grid Reference: Easting - 478294, Northing - 177653

Type of Development: Other Change of Use

Proposal: (retrospective) Change of use of agricultural land to a use comprising the siting of 10 mobile homes for residential occupation by agricultural workers in connection with Sheeplands Farm.

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 251268. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	251268
Address:	Goffs Barn, Wargrave Road, Wargrave, Wokingham, RG10 8DJ.		
Proposal:	(retrospective) Change of use of agricultural land to a use comprising the siting of 10 mobile homes for residential occupation by agricultural workers in connection with Sheeplands Farm.		
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 reviewed the retrospective application for the siting of 10 mobile homes for agricultural workers at Sheeplands Farm, which lies within **Flood Zone 2**. I offer the following comments:

1. **Flood Risk Vulnerability:** Residential use (even temporary/mobile homes) is classified as *more vulnerable* under the National Planning Policy Framework (NPPF). A site-specific **Flood Risk Assessment (FRA)** is required to demonstrate that the development is safe, including access/egress in the event of flooding.
2. **Surface Water Drainage:** No surface water drainage strategy has been submitted. Given the land use change and likely addition of impermeable surfaces (e.g., bases, paths, access roads), the applicant must provide a compliant **SuDS-based drainage strategy** with:
 - Runoff rate and volume calculations (greenfield comparison)
 - Infiltration testing (if proposed)
 - Above-ground attenuation options

- Maintenance and exceedance routing

3. **Foul Drainage:** The proposal must also clarify how foul drainage will be managed (e.g., connection to mains or private treatment) and confirm compliance with Building Regs Part H and EA guidelines for flood-sensitive locations.

Due to the flood zone classification and the absence of key supporting information, this application cannot currently be supported. A full **FRA** and **surface water drainage strategy** must be submitted for review.

Conditions & Reasons (if required)

Date:	17/06/2025	Signed:	NT
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