

Date: 21 January 2026
Application: 260139



**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: 260139

Applicant: Mr & Mrs Close

Site Address: Riseley Farm, Part Lane, Swallowfield, Wokingham, RG7 1TB

Parish: Swallowfield

Grid Reference: Easting - 473199, Northing - 163852

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of a barn following demolition of existing barn.

Case Officer: Marcus Hillman

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 260139. 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 **11 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260139
Address:	Riseley Farm, Part Lane, Swallowfield, Wokingham, RG7 1TB.		
Proposal:	Full application for the proposed erection of a barn following demolition of existing barn.		
Type of Development:	Minor All other developments		
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 this Full application for the proposed erection of a barn following demolition of existing barn on 21st january 2026.

The proposal is for the replacement of an existing single-storey barn with a stable of similar size in the same location. As described, this represents a like-for-like replacement with no increase in footprint or intensification of use and is unlikely to materially affect local surface water drainage or increase flood risk elsewhere.

The site lies within Flood Zone 3 and is identified as being at potential risk of groundwater and pluvial flooding. In this instance, the LLFA provides standing advice only. Matters relating to fluvial flood risk and the acceptability of development within Flood Zone 3 fall within the remit of the Environment Agency, and the applicant is advised to seek their agreement, including any Flood Risk Assessment requirements.

Subject to the above, the LLFA raises no objection.

Conditions & Reasons (if required)

Date:	27/01/2026	Signed:	NT
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