

Date: 21 February 2025
Application: 250404



**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,

PN Class Q Agri to Resi Consultation

Application Number: 250404

Applicant: Mr Slachev

Site Address: Manor Farm, Longwater Road, Finchampstead, Berkshire

Parish: Finchampstead

Grid Reference: Easting - 480064, Northing - 163334

Type of Development:

Proposal: Prior approval submission for the proposed change of use of agricultural buildings to 2no. residential dwellings (Use Class C3).

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 250404. 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:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	250404
Address:	Manor Farm, Longwater Road, Finchampstead, Berkshire.		
Proposal:	Prior approval submission for the proposed change of use of agricultural buildings to 2no. residential dwellings (Use Class C3).		
Type of Development:			
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

The existing agricultural buildings are within flood zone 1 and we would have no objection to their conversion into residential dwellings, as represented by **proposed floor plan drawings 009 A (Barn B) and 013 A (Barn C)**.

The footprint of the buildings will not increase but as the buildings will require foul drainage, we would anticipate seeing details of how foul from the converted agricultural buildings will be managed to ensure that flood risk is not increased on or off site.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	21/02/2025	Signed:	Boniface Ngu
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