

Date: 31 January 2025
Application: 250120



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: 250120

Applicant: Mr and Mrs Adams

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

Parish: Arborfield and Newland

Grid Reference: Easting - 476135, Northing - 167276

Type of Development: Minor Retail distribution and servicing (1-999)

Proposal: Full application for the erection of 1 no. building to form a farm shop, change of use of former farm shop building to Class E(g)(ii) use and alterations to the parking layout. (Part retrospective)

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 250120. 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:	250120
Address:	Lockey Farm, Sindlesham Road, Arborfield, Wokingham, RG2 9JH.		
Proposal:	Full application for the erection of 1 no. building to form a farm shop, change of use of former farm shop building to Class E(g)(ii) use and alterations to the parking layout. (Part retrospective)		
Type of Development:	Minor Retail distribution and servicing (1-999)		
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 site is within flood zone 1 and we would have had no objection to the principle of the development, as represented by **block plan/New farm shop drawing 2203 - P191 P4 dated 29/01/2025**.

We note from the **application form** that surface water runoff will be managed via soakaway while foul drainage will be managed via septic tank.

As drainage details have not been provided, we would **recommend the condition below**:

Conditions & Reasons (if required)

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

1. BRE 365 test results demonstrating that infiltration is achievable.
2. Full calculations demonstrating the performance of soakaways.
3. Groundwater data confirming seasonal high groundwater levels in the area.

4. A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.

5. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

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.

Date:	03/02/2025	Signed:	Boniface Ngu
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