

Date: 28 May 2025
Application: 251246



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

Variation/Removal of Condition Consultation

Application Number: 251246

Applicant: Ruben Reed Junior

Site Address: Fairlands, Church Road, Farley Hill, Wokingham, RG7 1TU

Parish: Swallowfield

Grid Reference: Easting - 475812, Northing - 164267

Type of Development: Other Change of Use

Proposal: Application to vary condition 8 of planning consent 231960 for the proposed change of use of land from agricultural to holiday park with the siting of 8No static caravans, 1No office cabin, 1No washing block and 4No bin stores (part-retrospective). Condition 8 refers to the temporary use period and the proposed variation seeks to extend the temporary period.

Case Officer: Benjamin Hindle

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 251246. 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:	251246
Address:	Fairlands, Church Road, Farley Hill, Wokingham, RG7 1TU.		
Proposal:	Application to vary condition 8 of planning consent 231960 for the proposed change of use of land from agricultural to holiday park with the siting of 8No static caravans, 1No office cabin, 1No washing block and 4No bin stores (part- retrospective). Condition 8 refers to the temporary use period and the proposed variation seeks to extend the temporary period.		
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 this Application to vary condition 8 of planning consent 231960 for the proposed change of use of land from agricultural to holiday park with the siting of 8No static caravans, 1No office cabin, 1No washing block and 4No bin stores (part- retrospective). Condition 8 refers to the temporary use period and the proposed variation seeks to extend the temporary period 28th May 2025.

Surface Water Drainage Considerations

- The change of use from permeable agricultural land to a holiday park increases the impermeable surface area due to the introduction of static caravans, hardstanding, bin stores, and other infrastructure.
- The extension of use, even temporarily, can increase the risk of surface water flooding, particularly if adequate SuDS are not in place or maintained. If surface water runoff is not managed appropriately, it can lead to localised flooding, pollution, and impacts on downstream watercourses or third-party land.

LLFA Position

- The LLFA would expect the applicant to demonstrate that a suitable surface water drainage strategy has been implemented and continues to be effective over the extended use period (also how long is extended period ?)
- Any extension of use, even if temporary, must ensure that:
 - Runoff is not discharged onto the public highway or neighbouring land.
 - No increase in peak flow rates or volumes occurs as a result of site use.
 - SuDS features are properly maintained during the extended operation period.

Conditions & Reasons (if required)

The LLFA raises no in-principal objection to the extension of the temporary use period, subject to the above requirements and confirmation that surface water drainage arrangements are satisfactory and maintained.

Date:

29/05/2025

Signed:

NT