

Date: 29 July 2025
Application: 251762



**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,

Full Planning Approval Consultation

Application Number: 251762

Applicant: Belcher Farms

Site Address: Newlands Farm, New Bath Road, Twyford, RG10 9RY

Parish: Charvil

Grid Reference: Easting - 477729, Northing - 176564

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of agricultural land for parking associated with adjacent commercial buildings in B2 and B8 use. (retrospective)

Case Officer: Connie Davis

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 251762. 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:	251762
Address:	Newlands Farm, New Bath Road, Twyford, RG10 9RY.		
Proposal:	Full application for the proposed change of use of agricultural land for parking associated with adjacent commercial buildings in B2 and B8 use. (retrospective)		
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

Section 2.3 of Pegasus planning statement P19-0392 dated 15/07/2025 states that the application site comprises of an area of permeable gravel hardstanding, which was granted planning permission in 2022, to be used for agricultural purposes.

Section 6.25 of the planning statement confirms that the site is in Flood Zone 3 however the hardstanding is existing and the flood vulnerability classification for the site is unchanged.

Based on the above, we would have **no objection** to the retrospective change of use of the existing area of hardstanding from agricultural use to allow it to be used for parking ancillary to the adjacent commercial uses at Newlands Farm, as it is.

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:	29/07/2025	Signed:	Boniface Ngu
--------------	------------	----------------	--------------