

Date: 27 January 2026
Application: 252790



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: 252790

Applicant: Kate White

Site Address: Rowes Farm Clubhouse, Farley Hall Equestrian Centre, Church Road, Swallowfield, Wokingham, RG7 1TJ

Parish: Swallowfield

Grid Reference: Easting - 473582, Northing - 164623

Type of Development: Other Change of Use

Proposal: Full application for the change of use of the building to a fitness / massage business (Use Class E). (Retrospective)

Case Officer: Claire Moore

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 252790. 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 **17 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	252790
Address:	Rowes Farm Clubhouse, Farley Hall Equestrian Centre, Church Road, Swallowfield, Wokingham, RG7 1TJ.		
Proposal:	Full application for the change of use of the building to a fitness / massage business (Use Class E). (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

LLFA received Full application for the change of use of the building to a fitness / massage business (Use Class E). (Retrospective) on 27th january 2026.

The site is located within Flood Zone 1, which is defined as land having a low probability of flooding from rivers or the sea. The proposed change of use to a fitness / massage business (Use Class E) is not considered to be vulnerable to flooding and does not introduce a use that would increase flood risk on or off site.

In accordance with the National Planning Policy Framework and Planning Practice Guidance, a site-specific Flood Risk Assessment is not required for this form of development in Flood Zone 1.

The proposal does not involve significant new built development and is unlikely to materially increase surface water runoff. Any existing or future surface water drainage arrangements should continue to ensure that surface water is managed within the site and does not discharge onto the public highway or neighbouring land.

LLFA has no objection to the proposed development on flood risk or surface water drainage grounds.

Conditions & Reasons (if required)

Date:	29/01/2026	Signed:	NT
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