

Date: 12 January 2026
Application: 253161



**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,

PN Class Q Agri to Resi Consultation

Application Number: 253161

Applicant: EU Plants Ltd

Site Address: Manor Farm, Longwater Road, Finchampstead, Berkshire, RG40 3TS

Parish: Finchampstead

Grid Reference: Easting - 480064, Northing - 163333

Type of Development:

Proposal: Prior approval submission for proposed conversion of 2 no. agricultural barns to create 2 no. dwellings, with associated building operations.

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 253161. 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 **2 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	253161
Address:	Manor Farm, Longwater Road, Finchampstead, Berkshire, RG40 3TS.		
Proposal:	Prior approval submission for proposed conversion of 2 no. agricultural barns to create 2 no. dwellings, with associated building operations.		
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

LLFA received this Prior Approval application for the proposed conversion of 2 no. agricultural barns to 2 no. dwellings, including associated building operations on 12th January 2026. LLFA consultation response stating no objection subject to conditions

The site is located within Flood Zone 1 and is therefore at low risk of fluvial flooding. Having regard to the scale and nature of the proposal, the LLFA raises no objection to the development subject to the imposition of the conditions set out below, to ensure that surface water flood risk is not increased on-site or elsewhere.

Recommended Conditions

1. Surface Water Drainage Scheme

Prior to first occupation of the development, a surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority. The scheme shall:

- be designed in accordance with the non-statutory technical standards for SuDS;
- demonstrate that surface water from roofs and any new or altered hardstanding is managed appropriately.

2. Infiltration Drainage

The surface water drainage scheme shall prioritise the use of infiltration-based drainage, where ground conditions allow. Any infiltration features shall be:

- supported by infiltration testing undertaken in accordance with BRE Digest 365; and
- designed to ensure no risk of flooding to buildings, boundaries, or access routes.

3. Discharge and Attenuation (Where Infiltration Is Not Feasible)

Where infiltration drainage is demonstrated to be unfeasible, surface water runoff shall be discharged at a restricted rate to a suitable receiving system, with attenuation provided where necessary, to ensure that post-development runoff does not exceed the existing runoff rate.

4. Exceedance Flow Routing

The drainage scheme shall demonstrate that exceedance flows from events above the design standard are safely routed away from buildings and toward areas where flooding would not pose a risk to property, access, or third parties.

Conclusion

Subject to the above conditions, the LLFA has no objection to the proposed development on surface water flood risk grounds.

Conditions & Reasons (if required)

Date:	14/01/2026	Signed:	NT
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