

Date: 4 November 2024
Application: 242737



**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 R Agri to Flex COU Consultation

Application Number: 242737

Applicant: Gareth Hacking

Site Address: Misting Meadows, Park Lane, Finchampstead, Wokingham, RG40 4PT

Parish: Finchampstead

Grid Reference: Easting - 477571, Northing - 164858

Type of Development:

Proposal: Prior approval submission for proposed change of use from agricultural land to a flexible use consisting of vehicle repairs and storage.

Case Officer: Tariq Bailey-Biggs

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 242737. 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:	242737
Address:	Misting Meadows, Park Lane, Finchampstead, Wokingham, RG40 4PT.		
Proposal:	Prior approval submission for proposed change of use from agricultural land to a flexible use consisting of vehicle repairs and storage.		
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

The **site plan** boundary redline indicates that the site is within flood zone 1 and we would have no objection to the change of use of the land from agricultural to vehicle repairs and storage.

We would however anticipate seeing details of the proposal demonstrating that any extra runoff from created impermeable areas are managed, via SuDS, within the site, catering for the 1 in 100-year flood event with a 40% allowance for climate change.

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:	06/11/2024	Signed:	Boniface Ngu
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