

Date: 7 October 2025
Application: 252144



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: 252144

Applicant: Stephen Hazell

Site Address: Land adjacent to Moor Green House, Lower Sandhurst Road,
Finchampstead, Wokingham, RG40 3TH

Parish: Finchampstead

Grid Reference: Easting - 480973, Northing - 162752

Type of Development: Minor All other developments

Proposal: Full application for the installation of an access track and bund, and
erection of 2 no. agricultural buildings following demolition of the existing buildings.
(Part retrospective)

Case Officer: Rowan Reynolds

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 252144. 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 **28 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252144
Address:	Land adjacent to Moor Green House, Lower Sandhurst Road, Finchampstead, Wokingham, RG40 3TH.		
Proposal:	Full application for the installation of an access track and bund, and erection of 2 no. agricultural buildings following demolition of the existing buildings. (Part retrospective)		
Type of Development:	Minor All other developments		
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 is with flood zone 1 and in an area that does not experience surface water flooding.

The development proposes 2 agricultural buildings, as represented by **proposal drawing 01 E** and **additional elevations drawing 02** both dated October 2025.

Section 4.7 of ET planning statement states that the development proposes the replacement of 2 buildings.

We also note that the access track finished with plastic grids backfilled with topsoil and seeded.

Based on the above, we would have **no objection** to the development, as represented.

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:	16/10/2025	Signed:	Boniface Ngu
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