

Date: 24 April 2025
Application: 250869



**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: 250869

Applicant: Mr Gill

Site Address: Ff1 Indigo House, Mulberry Business Park, Fishponds Road, Wokingham

Parish: Wokingham Town

Grid Reference: Easting - 480168, Northing - 167715

Type of Development: Major Dwellings (10+)

Proposal: Full application for the proposed raising of roof to create a 2nd and 3rd floor following removal of existing roof and second floor with additional 4 storey front extension to create a Residence Gym and 29 no. new dwellings (72 in total), plus cycle and refuse storage.

Case Officer: Mark Croucher

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 250869. 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:	NT		
Service	WBC Drainage	App No:	250869
Address:	Ff1 Indigo House, Mulberry Business Park, Fishponds Road, Wokingham.		
Proposal:	Full application for the proposed raising of roof to create a 2nd and 3rd floor following removal of existing roof and second floor with additional 4 storey front extension to create a Residence Gym and 29 no. new dwellings (72 in total), plus cycle and refuse storage.		
Type of Development:	Major Dwellings (10+)		
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 reviewed the proposal for the raising of the roof and additional storeys to create 29 new dwellings (totaling 72), along with a four-storey front extension, gym, and associated cycle/refuse storage. Site is in flood zone 1. LLFA requires more information including below.

Given the scale of the development and the intensification of residential use, the applicant must demonstrate that the proposed drainage strategy effectively manages both surface water runoff and flood risk, in line with national and local policy requirements.

At this stage, we request the following information to assess the application fully:

1. Surface Water Drainage Strategy – A detailed strategy including calculations for the 1 in 1, 1 in 30, and 1 in 100-year storm events (including climate change allowance), showing how surface water will be attenuated and discharged.
2. Drainage Layout Plan – Including proposed flow control devices, SuDS features, storage volumes, and discharge points.
3. Evidence of Discharge Location and Rates – Confirmation of the discharge destination (e.g., public sewer, watercourse), along with confirmation of greenfield

runoff rates or justification for alternative rates. If discharging to a public sewer, evidence of consultation with the sewerage undertaker (Thames Water or other) should be provided.

4. Exceedance Flow Routing Plan – To show how surface water will be safely managed during exceedance events, avoiding risk to residents or property.
5. Maintenance and Management Plan – For all drainage features, indicating who will be responsible for long-term maintenance.

Conditions & Reasons (if required)			
Date:	07/05/2025	Signed:	NT