

Date: 18 May 2026
Application: 261136



**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: 261136

Applicant: Mr Steve Hicks

Site Address: An Motorsport Ltd, Unit 2, Parkside Business Park, Woodley, RG5 4JB

Parish: Woodley

Grid Reference: Easting - 476145, Northing - 173474

Type of Development: Minor General industrial/storage/warehouse (1-999 sqm)

Proposal: Full application for the proposed single storey side extension, to create infill between unit 2 and unit 6 plus associated parking.

Case Officer: James Fuller

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 261136. 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 **9 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	261136
Address:	An Motorsport Ltd, Unit 2, Parkside Business Park, Woodley, RG5 4JB.		
Proposal:	Full application for the proposed single storey side extension, to create infill between unit 2 and unit 6 plus associated parking.		
Type of Development:	Minor General industrial/storage/warehouse (1-999 sqm)		
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 Lead Local Flood Authority (LLFA) has reviewed the submitted planning application for the proposed single-storey side extension forming infill development between Unit 2 and Unit 6, together with associated parking arrangements.

The site lies within Flood Zone 1, which is identified by the Environment Agency as having a low probability of flooding. The submitted information indicates that the site currently comprises entirely hardstanding surfaces formed of concrete and tarmac, with no existing vegetation or permeable areas.

The proposed development appears to be located on an area previously occupied by operational industrial infrastructure, including a sawdust container and loading bay associated with the former joinery workshop. On the basis of the information submitted, the proposal is unlikely to materially increase impermeable area or result in a significant increase in surface water runoff rates.

Therefore, the LLFA raises no objection to the proposed development on surface water drainage or local flood risk grounds.

Conditions & Reasons (if required)

Date:	21/05/2026	Signed:	NT
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