

Date: 19 August 2024
Application: 242098



**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 MA Commercial to Resi Consultation

Application Number: 242098

Applicant: C/O Agent

Site Address: Pinewood Campus, Nine Mile Ride, Wokingham, Berkshire, RG40 3EW

Parish: Wokingham Without

Grid Reference: Easting - 483643, Northing - 165881

Type of Development:

Proposal: Prior approval submission for proposed change of use of the commercial building to 109 no. dwellings.

Case Officer: Joanna Carter

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 242098. 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:	242098
Address:	Pinewood Campus, Nine Mile Ride, Wokingham, Berkshire, RG40 3EW.		
Proposal:	Prior approval submission for proposed change of use of the commercial building to 109 no. dwellings.		
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 submission for proposed change of use of the commercial building to 109 no. dwellings on 19th August 2024.

Flood Risk to the Development

- The site has a negligible to low risk of flooding from all sources.
- The building is unaffected by medium-risk surface water flooding, though there is a small high-risk area to the east. Surface water flood risk may be overestimated, as local drainage networks are not fully accounted for.
- It's recommended to survey and maintain the drainage system to prevent blockages and reduce flood risk.

Flood Risk Arising from the Development

- The building is in Flood Zone 1. Converting it into residential dwellings will not displace floodwater or require floodplain compensation.
- There will be no increase in the building's footprint, hardstanding, or surface water runoff, so drainage will remain the same.
- A Sequential Test isn't required because the development involves changing the building's use, and "More Vulnerable" development is allowed in Flood Zone 1 without needing an Exception Test.

The proposal aims to convert the existing building into 109 apartments under Class MA of the GPDO. The site is in Flood Zone 1, safely elevated 2-3 meters above, and over 125 meters away from, nearby Flood Zone 3. This means the building will remain in Flood Zone 1, even with future climate change, and has a low risk of flooding from rivers and other sources. The development will not

increase the building's footprint or hardstanding areas, so there's no added flood risk to surrounding areas. Regular maintenance of the drainage system is recommended to further minimize any flood risk, making the proposed conversion suitable for this location.

Considering above LLFA has no objection.

Conditions & Reasons (if required)			
Date:	27/08/2024	Signed:	NT