

Date: 29 April 2025
Application: 250997



**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: 250997

Applicant: mr Rishi Dhamecha

Site Address: Travis Perkins, Woodley Green, Woodley, Wokingham, RG5 4QP

Parish: Woodley

Grid Reference: Easting - 476851, Northing - 173468

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of 1no. electrical substation.

Case Officer: Benjamin Hindle

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 250997. 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:	250997
Address:	Travis Perkins, Woodley Green, Woodley, Wokingham, RG5 4QP.		
Proposal:	Full application for the proposed erection of 1no. electrical substation.		
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 existing site is within flood zone 1 and we would have no objection to the principle of the development.

It is however unclear whether the proposed substation will increase the impermeable footprint of the site and there has been no mention of how runoff will be managed.

Please provide clarification to demonstrate how runoff from the development will be managed to ensure that flood risk is not increased on or off site.

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:	07/05/2025	Signed:	Boniface Ngu
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