

Date: 13 May 2026
Application: 261021



**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: 261021

Applicant: Mr Mustafa Vural

Site Address: Hawkedon Primary School, Hawkedon Way, Earley, Wokingham, RG6 3AP

Parish: Earley

Grid Reference: Easting - 476161, Northing - 170718

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of a single storey modular nursery building, following demolition of existing family centre modular building.

Case Officer: Tariq Bailey-Biggs

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 261021. 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 **4 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	261021
Address:	Hawkedon Primary School, Hawkedon Way, Earley, Wokingham, RG6 3AP.		
Proposal:	Full application for the proposed erection of a single storey modular nursery building, following demolition of existing family centre modular building.		
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 development proposes replacing an existing family centre modular building with a modular nursery building, within flood zone 2

We have reviewed **GWD Flood Risk Assessment (FRA) technical note P302/FRA dated 20/04/2026** together with its appendices and have the following comments to make:

The development proposes no loss of flood storage, with finished floor levels set no lower than 40.8m AOD, with alternative pedestrian route, safe vehicle access and sign up to EA flood warnings.

Version 1 of HHA planning statement dated April 2026 states that the development is a 'like for like' replacement of the existing Family Centre modular building which is no longer 'fit for purpose'.

We note from the planning statement that foul drainage will connect to the existing manhole on the northeast corner of the existing nursery building, utilising existing below ground connections from the existing building.

Roof drainage will discharge to the existing surface water drainage system with rainwater pipes located in a similar position and connected to the existing gullies currently serving the existing modular building.

Based on the above, we would have no objection to the development, as represented by the FRA and planning statement

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:	15/05/2026	Signed:	Boniface Ngu
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