

Date: 12 March 2025
Application: 250543



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: 250543

Applicant: Muslim Community Connect Wokingham

Site Address: Unit 4, Winnersh Fields, Gazelle Close, Winnersh, Wokingham, RG41 5QS

Parish: Winnersh

Grid Reference: Easting - 477042, Northing - 171128

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of the building to an Islamic education, worship and community centre (Use Class F1 and F2).

Case Officer: Connie Davis

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 250543. 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:	250543
Address:	Unit 4, Winnersh Fields, Gazelle Close, Winnersh, Wokingham, RG41 5QS.		
Proposal:	Full application for the proposed change of use of the building to an Islamic education, worship and community centre (Use Class F1 and F2).		
Type of Development:	Other Change of Use		
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 proposal is for the change of use of an existing building, within flood zone 3, from office use to place of worship/school.

We have reviewed **Urbanwater flood risk assessment report U0608 FRA-v1 dated January 2025**, together with its appendices and have the following comments to make:

Annex 3 of NPPF indicates that the development changes classification from less vulnerable to more vulnerable.

Table 2 of PPG states that more vulnerable development is not allowed within flood zone 3b and can only be allowed within flood zone 3a upon passing the exception test.

The **FRA report** identifies that the site falls within an Environment Agency flood alert area and recommends in **section 9.3** that a flood warning and evacuation plan be established to demonstrate how action will be taken to get people to safety following the evacuation route in **section 8.7**.

Planning statement dated March 2025 states, in section 3.3 that there will be no changes to fenestration or the existing parking arrangement and this is as demonstrated in **Appendix B of the FRA report**.

Based on the above we would have no objection to the change of use of the existing building, but we would **recommend the condition below**:

Conditions & Reasons (if required)

The change of use shall not take place until a flood warning and evacuation plan has been submitted to and approved in writing by the LPA.

This is to ensure that the emergency service is not put under pressure from any distress flood evacuation call.

Date:	13/03/2025	Signed:	Boniface Ngu
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