

Date: 27 March 2026
Application: 260425



**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: 260425

Applicant: Mrs Sarah Lee

Site Address: St Paul's C Of E Junior School, Oxford Road, Wokingham, RG41 2YJ

Parish: Wokingham

Grid Reference: Easting - 480154, Northing - 168836

Type of Development: Minor All other developments

Proposal: Full Application for the proposed single storey SEND resource base and associated landscaping.

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 260425. 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 **20 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260425
Address:	St Paul's C Of E Junior School, Oxford Road, Wokingham, RG41 2YJ.		
Proposal:	Full Application for the proposed single storey SEND resource base and associated landscaping.		
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 site boundary, as represented on **site plan proposed drawing WKR RSS 02 00 DR A 1211 PL2 dated 23/02/2026** indicates that the site is within flood zone 1.

We have reviewed **JOMAS drainage and SuDS strategy report P6975J3322 V1.0 dated 30/01/2026**, together with its appendices and have the following comments to make:

The development is proposed within an existing school site, and the classroom is within flood zone 1.

The development proposes attenuation, to the east of the proposed resource base, with discharge restricted, by a pumped outfall, to the existing Thameswater sewer at 11/s, as represented in **Appendix B** (proposed drainage plan drawing C01 dated 30/01/2026).

As the pumped discharge is To a Thameswater system, still subject to confirmation, we will **recommend the condition below**:

Conditions & Reasons (if required)

No development shall take place until the LPA have signed off, in writing, details of the proposed drainage system as represented by **proposed drainage plan drawing C01 dated 30/01/2026**, that Thameswater has approved in writing.

This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Date:	30/03/2026	Signed:	Boniface Ngu
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