

Date: 23 June 2025
Application: 251260



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: 251260

Applicant: Hall Hunter Partnership

Site Address: Heathlands Farm, Honey Hill, Wokingham, RG40 3BG

Parish: Invalid code

Grid Reference: Easting - 482827, Northing - 166476

Type of Development: Major Heavy industry/storage/warehouse

Proposal: Full application for erection of extension to existing pack house following demolition of existing structures.

Case Officer: Kieran Neumann

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 251260. 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:	251260
Address:	Heathlands Farm, Honey Hill, Wokingham, RG40 3BG.		
Proposal:	Full application for erection of extension to existing pack house following demolition of existing structures.		
Type of Development:	Major Heavy industry/storage/warehouse		
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

We have reviewed **Bellamy Roberts Flood Risk Assessment and surface water drainage strategy report GDB/6178/FRA.1 dated 07/05/2025**, together with its appendices and have the following comments to make:

The site is within flood zone 1 and the development proposes increasing the existing Packhouse capacity by adding an additional building, connected to the existing Packhouse and utilising the existing access from Heathlands Road. Parts of the new building will be constructed on what is currently concrete yard, with the bulk of the new building being constructed over what is currently soft ground comprising an earth bund with landscaping on top of it, and an earth road beyond that.

The **drainage strategy plan (Drawing 6178/001 A)** is represented in Appendix 3 while the **drainage calculations are represented in Appendix 5**, demonstrating that 107.961m³ is required to cater for the 1 in 100-year flood event with a 45% allowance for climate change. Section 3.4 of the report states that 170.6m³ is required. Is that an error? **Please clarify**). The drainage drawing indicates that 161.5m³ of attenuation is provided.

Apart from the clarification mentioned above, we would have no objection to the development if carried out as expressed in the above-mentioned FRA.

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:

24/06/2025

Signed:

Boniface Ngu