

Date: 30 July 2025
Application: 251814



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

PN Class AA det comm storeys Consultation

Application Number: 251814

Applicant: TVP Investments Ltd

Site Address: 400 Regus House, Thames Valley Park Drive, Wokingham, Earley, RG6 1PT

Parish: Earley

Grid Reference: Easting - 474177, Northing - 173960

Type of Development:

Proposal: Prior approval submission for erection of a two storey upwards extension to provide 32no residential units on the 4th and 5th floor with associated plant, car and cycle parking.

Case Officer: Joanna Carter

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 251814. 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:	NT		
Service	WBC Drainage	App No:	251814
Address:	400 Regus House, Thames Valley Park Drive, Wokingham, Earley, RG6 1PT.		
Proposal:	Prior approval submission for erection of a two storey upwards extension to provide 32no residential units on the 4th and 5th floor with associated plant, car and cycle parking.		
Type of Development:			
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

LLFA reviewed the submitted **FRA & Sustainable Drainage Strategy** prepared by Nimbus Engineering Consultants Ltd (Document C3277-R1-REV-A, July 2024), in relation to surface water management.

Summary of Comments:

1. Flood Zone Classification and Nature of Development

- The site lies within **Flood Zone 1**, indicating a low probability of fluvial or tidal flooding. Also, Surface water mapping shows localised ponding, particularly near existing low spots and a pond. These are well understood and not seen as major constraints given the nature of the development (upwards extension).
- The proposed development is **an upwards extension**, meaning **no increase in impermeable surface area**. Surface water runoff will not increase post-development, and therefore the application avoids many typical impacts on drainage systems associated with new hardstanding.

3. SuDS Strategy

- The proposed surface water drainage strategy includes:
 - Rainwater harvesting via wall-mounted tanks, Permeable paving for new hardstanding areas, Underground attenuation tank sized for a 1 in 100 year storm (+45% climate change), restricting runoff to 27.2 l/s (a 90% betterment from pre-development rates) and use of flow control chambers and maintenance access provisions.

4. Surface Water Sewer Risk and Maintenance

- The proposed attenuation will significantly reduce peak runoff, mitigating any potential impact on existing surface water sewers. A clear and detailed long-term SuDS maintenance strategy has been provided, with appropriate inspection and remediation actions.

Recommendation

The FRA and SuDS strategy are acceptable and compliant with national and local drainage policy. The development will not increase surface water flood risk on- or off-site, and the proposed measures provide substantial betterment compared to the existing situation. LLFA recommends NO objection subject to condition written below .

Condition:

The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment and Sustainable Drainage Strategy prepared by Nimbus Engineering Consultants Ltd (Ref: C3277-R1-REV-A, dated July 2024), including the following approved documents and drawings:

- Pre- and Post-Development Impermeable Areas and Exceedance Flow Routes Plan (Drawing No. C3277-01) and Surface Water Strategy Layout (Drawing No. C3277-02)
- Surface Water Maintenance and Management Plan (Drawing No. C3277-03)

The drainage strategy shall be implemented as approved and maintained thereafter in accordance with the submitted maintenance schedule for the lifetime of the development.

Conditions & Reasons (if required)

Reason:

To ensure that the development does not increase flood risk on- or off-site and that long-term surface water drainage arrangements are properly managed in accordance with national and local planning policy and the requirements of the LLFA.

Date:	01/08/2025	Signed:	NT
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