

11th August 2026

Our Ref: 333100409/A3/MO

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Delivery Manager - Development Delivery
Development & Regeneration
Wokingham Borough Council
Shute End
WOKINGHAM
RG40 1BN

VIA PLANNING PORTAL: PP-15092143

Dear Mr. Howard

NEW HEADQUARTERS BUILDING OF EUROPEAN CENTRE FOR MEDIUM-RANGE WEATHER FORECASTS (ECMWF) AT THE UNIVERSITY OF READING'S WHITEKNIGHTS CAMPUS – DISCHARGE OF PLANNING CONDITION 19

As commissioned by Mace Construct on behalf of Government Property Agency (GPA), for the Department for Science, Innovation and Technology (DSIT), we submit this application to discharge planning condition 19 (surface water drainage) with regards to the approved planning application (Ref: 232475) for a new headquarters building for the European Centre for Medium-Range Weather Forecasts (ECMWF) at the University of Reading's Whiteknights Campus.

Condition 19 is worded as follows:

No development shall be occupied until confirmation has been provided that either:-

- I. Surface water capacity exists off site to serve the development or*
- II. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan. Or*
- III. All Surface water network upgrades required to accommodate the additional flows from the development have been completed.*

Reason: Network reinforcement works may be required to accommodate the proposed development. Relevant policy Core Strategy policy CP1

As set out within the report titled '**Planning Condition Report 18 – Drainage**' (Ref: **ECMWF-BDP-ZZ-ZZ-RP-C-000011 P09**) which was submitted, and approved, to discharge planning condition 18, surface water flows from the site will be collected via the proposed drainage network and discharge into the existing privately owned University of Reading (UoR) drainage system. As outlined in the original drainage strategy submitted for planning, the total discharge from building and car park and external areas catchments will be limited to 7.2l/s for all rainfall events. For the 1 in 100 year + 40%CC event, this represents a betterment of 98.4% from the existing pre-development runoff rates for the same event. As such, flows entering the existing drainage system are reduced significantly from pre-development flow rates.

This application is supported by a letter from the UoR which confirms that the existing surface water drainage system, owned and maintained by the UoR, has sufficient capacity to accommodate the surface water discharge from the development and that there are no known constraints or issues that would prevent or

otherwise make inappropriate the proposed surface water discharge from the ECMWF development. It is therefore considered that this condition can be discharged.

This application and its associated documentation have been submitted via the Planning Portal. We trust that you have sufficient information to register and validate this application and will therefore be able to determine the application favourably. Should you wish to discuss the application further, please do not hesitate to contact the writer via email at: mark.owen@stantec.com

Yours sincerely,



MARK OWEN
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Stantec UK Limited