

Date: 6 October 2025
Application: 251814



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

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.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 251814.

The new details are as follows: **Car park allocation and bin and cycle store details received.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **16 October 2025**. If you need any more information, please do not hesitate to contact the case officer Joanna Carter.

Yours sincerely,

Development Management & Compliance

MEMORANDUM

From:	JP	To (Case Officer):	Joanna Carter
Service	WBC Highways	App No:	251814
Address:	400 Regus House, Thames Valley Park Drive, Wokingham, Earley, RG6 1PT.		
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.		
Site Visit Made:	Yes/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 Highways received the submission to address the Highways responses dated 29th September 2025. It is confirmed that the DDA spaces are retainment of existing provisions and the proposed swept path analysis for refuse vehicle is acceptable.

Conditions & Reasons (if required)

1. CF6 - PARKING AND TURNING (AS APPROVED)
2. CG1 - CYCLE PARKING (APPROVED)
3. CW6 - BIN COLLECTION (APPROVED)
4. Parking Management Strategy

Prior to the first occupation of the development, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and the monitoring and the delivery of additional electric vehicle charging spaces when required.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDLp policies CC07 and TB20.

Date:	9/10/2025	Signed:	JP
--------------	-----------	----------------	----