

Date: 16 March 2026
Application: 260527



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

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Berkshire, RG40 1BN

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Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 260527

Applicant: Mr L McSweeney

Site Address: Lm Park, Toutley Road, Wokingham, RG41 1DB

Parish: Wokingham

Grid Reference: Easting -, Northing -

Type of Development: Minor All other developments

Proposal: Full application for a new detached office building with associated external works.

Case Officer: Marcus Watts

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 260527. 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 **9 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260527
Address:	Lm Park, Toutley Road, Wokingham, RG41 1DB.		
Proposal:	Full application for a new detached office building with associated external works.		
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

We have reviewed the **Innervision Design Flood Risk Assessment (FRA) report dated November 2025** and have the following comments to make:

The site is within flood zones 1, 2 and 3, with the site access within flood zone 3 while the development is proposed within flood zone 1 (Fig 10 of above report).

The proposed building lies within an existing developed site with the existing site access to be maintained.

The 100-year plus 20% flood level has been established as 43.12m AOD and the finished floor level is proposed no lower than 23.42m AOD.

The FRA recommends that the development must sign up to receiving flood warnings from the EA and produce a flood evacuation plan, with a clear evacuation route to flood zone 1 (Figure 12).

The FRA also recommends a drainage strategy report demonstration how runoff from the proposed development will be managed, following the SuDS hierarchy.

Based on the above, we would have no objection to the principle of the development but based on the recommendations of the FRA, we would **recommend the condition below:**

Conditions & Reasons (if required)

No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- 1) Calculations indicating the existing runoff rate from the site.
- 2) BRE 365 test results demonstrating whether infiltration is achievable or not.
- 3) Use of SuDS following the SuDS hierarchy, preferably infiltration.
- 4) Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at Greenfield rates, or preferably better.
- 5) If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.
- 6) A demonstration of how surface water runoff is going to be catered for, given that parts of the development site already suffer from surface water flooding.
- 7) Groundwater monitoring confirming seasonal high groundwater levels in the area.
- 8) A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level and finished floor levels set no lower than 43.42m AOD.
- 9) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

A flood evacuation plan should also be submitted demonstrating that the occupiers of the building will get themselves out of the building upon receiving flood warnings for an impending flood, to ensure that they are not of any burden to the emergency services.

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:	18/03/2026	Signed:	Boniface Ngu
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