

Date: 5 February 2026
Application: 260250



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,

Variation/Removal of Condition Consultation

Application Number: 260250

Applicant: Crowthorne Wokingham Theatre Board

Site Address: Wokingham Theatre, Twyford Road, Wokingham, RG40 5TU

Parish: Wokingham

Grid Reference: Easting - 480771, Northing - 169738

Type of Development: Minor All other developments

Proposal: Application to vary conditions 4, 5, 6 & 7 of planning consent 242967 for the proposed erection of a two storey extension to form a studio block, plus the erection of a link between the main building and the storage barn (which is to be retained on a permanent basis); closure of the old access and creation of public parking spaces, formation of a new access and installation of hardstanding to form on-site parking. Condition 4 refers to drainage details, 5 to protection of trees, 6 to landscaping, 7 to parking. Variation is to satisfy the requirements of conditions no. 4 and 5 and provides a justification surrounding the re-wording of conditions no. 6 and 7.

Case Officer: Tariq Bailey-Biggs

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 260250. 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 **26 February 2026**.

Yours sincerely,

Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260250
Address:	Wokingham Theatre, Twyford Road, Wokingham, RG40 5TU.		
Proposal:	Application to vary conditions 4, 5, 6 & 7 of planning consent 242967 for the proposed erection of a two storey extension to form a studio block, plus the erection of a link between the main building and the storage barn (which is to be retained on a permanent basis); closure of the old access and creation of public parking spaces, formation of a new access and installation of hardstanding to form on-site parking. Condition 4 refers to drainage details, 5 to protection of trees, 6 to landscaping, 7 to parking. Variation is to satisfy the requirements of conditions no. 4 and 5 and provides a justification surrounding the re-wording of conditions no. 6 and 7.		
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 **GeoSmart sustainable drainage assessment report 86252R1 dated 17/10/2025**, together with its appendices and have the following comments to make:

The development proposes a two storey side extension, with attenuation to cater for runoff from the 1 in 100-year flood event with a 40% allowance for climate change, with discharge controlled at 2l/s, as represented by the proposed **surface water drainage drawing in Appendix B**.

Causeway calculations in Appendix C also demonstrate that there will be no flooding for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change.

Maintenance will be carried out in accordance with **Appendix D** by site owners or specialist asset management company as appointed by site owners.

Based on the above, we can **recommend discharge of 4** of application 242967.

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:

12/02/2026

Signed:

Boniface Ngu