

Date: 15 April 2026
Application: 260751



**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,

Full Planning Approval Consultation

Application Number: 260751

Applicant: Mr Justin Treverton

Site Address: Land and garages to the Northeast side of Headley Road, Woodley, Reading, RG5 4JG

Parish: Woodley

Grid Reference: Easting - 476719, Northing - 173370

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 1no. 2 bedroom dwelling to include 3no. dormers, with garden and parking following demolition of existing garages.

Case Officer: James Fuller

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 260751. 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 **7 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260751
Address:	Land and garages to the North East side of Headley Road, Woodley, Reading, RG5 4JG.		
Proposal:	Full application for the proposed erection of 1no. 2 bedroom dwelling to include 3no. dormers, with garden and parking following demolition of existing garages.		
Type of Development:	Minor Dwellings (1-9)		
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

The site is within flood zone 1 and we would have no objection to the principle of the dwelling as represented by **Colony proposed site plan drawing 02 dated 26/03 2026**.

We note from the above drawing that the impermeable footprint will increase, permeable patio will be used for the access road and forecourt areas while runoff from the dwelling will be managed via soakaway.

We also note, from the above drawing, that foul drainage will be into an existing foul sewer.

As drainage details have not been provided, we would **recommend the condition below**:

Conditions & Reasons (if required)

As infiltration is proposed, no development shall take place until the details below have been submitted to and approved in writing by the Local Planning Authority.

- 1) BRE 365 test results demonstrating that infiltration is achievable.
- 2) 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.

- 3) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

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:	17/04/2026	Signed:	Boniface Ngu
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