

Date: 5 March 2026
Application: 260556



**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: 260556

Applicant: Mr Singh

Site Address: 424-426 Reading Road, Winnersh, RG41 5EP

Parish: Winnersh

Grid Reference: Easting - 477963, Northing - 170648

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of a three storey mixed use building comprising 6 no. flats and 2 no. ground floor commercial units (a restaurant and a takeaway) with associated parking and landscaping, following demolition of the existing building.

Case Officer: Kieran Neumann

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 260556. 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 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260556
Address:	424-426 Reading Road, Winnersh, RG41 5EP.		
Proposal:	Full application for the proposed erection of a three storey mixed use building comprising 6 no. flats and 2 no. ground floor commercial units (a restaurant and a takeaway) with associated parking and landscaping, following demolition of the existing building.		
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

LLFA received Full application for the proposed erection of a three storey mixed use building comprising 6 no. flats and 2 no. ground floor commercial units (a restaurant and a takeaway) with associated parking and landscaping, following demolition of the existing building on 5th March 2026.

The LLFA has reviewed the submitted Surface Water Drainage Strategy (Aegaea, Ref: 4106_RG41_Wokingham_06, Issue 1, dated 23/01/26) together with the supporting Soakage Test Report (Southern Testing, JT0618, dated 10/03/2025) and the associated hydraulic calculations (Appendix F). The site is confirmed within Flood Zone 1, and the development is therefore acceptable in principle from a fluvial flood risk perspective. However, the submitted drainage information contains a number of technical gaps and inconsistencies.

1. Drainage Hierarchy

The LLFA acknowledges that options (iii) disposal to watercourse and (iv) disposal to surface water sewer have been appropriately discounted given the absence of such assets in the vicinity. The proposed strategy of full infiltration via permeable paving is supported in principle as the preferred hierarchy option. However, given the significant groundwater concerns detailed, LLFA requires the applicant to also identify and evidence a fallback drainage position in the event that full infiltration is demonstrated to be unviable across the whole site. Confirmation from Thames Water regarding whether the existing on-site sewer is foul-only or combined must be obtained, and a restricted

discharge position to that sewer should be scoped as a contingency, subject to Thames Water agreement.

2. Runoff Rates and Attenuation

The hydraulic model output (Appendix F, Flow+ v12.0) confirms the system performs adequately for the 1 in 100 year + 45% CC, 600-minute critical storm duration with no flooding reported and a node storage volume of 68.39 m³. The status is shown as OK. However, the following further clarifications are required:

- The main report (section 3.11) states a half-empty time of 582 minutes. This figure does not appear explicitly within the Appendix F model output pages provided. The applicant must clearly evidence this from the model results. The storage structure is modelled with dimensions of 20m x 30m (600m²). Given the total site area is only 1,146m² and includes a three-storey building footprint, the LLFA requires a clear explanation of how a permeable pavement storage layer of 600m² is accommodated within the available hardstanding area.

3. Exceedance Flow Routing

The submitted drainage strategy and hydraulic modelling do not address exceedance flow routing. The LLFA requires the applicant to demonstrate how flows in excess of the design standard (i.e. events beyond the 1 in 100 year + climate change event) will be safely managed on site, and that such flows will not cause flooding to proposed buildings or result in surface water being displaced onto neighbouring land or the public highway. An exceedance flow plan should be submitted as part of any revised submission.

4. Water Quality and Pollution Prevention

The SuDS mitigation indices assessment (Section 4, based on CIRIA C753 Chapter 26) is noted. The classification of the residential car parking area as low pollution hazard is accepted in principle for low-traffic residential use. However, the LLFA raises the following concerns in relation to the commercial units. The proposed development includes a ground floor restaurant and a takeaway unit. The external areas associated with these units including delivery areas, bin stores, external seating areas, and any associated hardstanding carry a higher pollution hazard potential than residential car parking. Runoff from these areas may contain cooking oils, grease, food waste residues, and cleaning product contamination.

The LLFA requires the applicant to re-assess the pollution hazard classification for any drainage catchment serving these commercial areas and to confirm that appropriate treatment stages are incorporated upstream of the permeable paving or any infiltration feature. Oil/hydrocarbon interceptors are incorporated to any surface water drainage serving commercial hardstanding areas prior to discharge to the permeable paving system or ground and foul drainage from the commercial units is fully separated from surface water drainage at all points

5. Existing Drainage Infrastructure

Thames Water mapping indicates an existing 150mm foul water sewer running within the site boundary adjacent to Reading Road. The drainage strategy acknowledges that this may function as a combined sewer but states this is yet to be confirmed with Thames Water. Confirmation of sewer

classification must be obtained and submitted as part of the revised drainage information. A CCTV survey of the existing private surface water sewer network has not yet been undertaken.

LLFA requires above information to fully assess the application.

Conditions & Reasons (if required)			
Date:	12/03/2026	Signed:	NT