

Date: 13 May 2026
Application: 260798



**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: 260798

Applicant: CHARGEMASTER LIMITED

Site Address: Sonning Cutting Filling Station, 709 London Road, Woodley, Wokingham, RG6 1BG

Parish: Woodley

Grid Reference: Easting - 475073, Northing - 173896

Type of Development: Minor All other developments

Proposal: Full application for the proposed installation of 3 no. Electric Vehicle (EV) chargers to serve 6 no. parking spaces with supporting infrastructure, removal of 2 no. existing EV charging bays and infrastructure, and installation of 2 no. jet wash bays following demolition of the existing car wash and 2 no. storage buildings, plus minor alterations to the existing forecourt infrastructure and landscaping.

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 260798. 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 **4 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260798
Address:	Sonning Cutting Filling Station, 709 London Road, Woodley, Wokingham, RG6 1BG.		
Proposal:	Full application for the proposed installation of 3 no. Electric Vehicle (EV) chargers to serve 6 no. parking spaces with supporting infrastructure, removal of 2 no. existing EV charging bays and infrastructure, and installation of 2 no. jet wash bays following demolition of the existing car wash and 2 no. storage buildings, plus minor alterations to the existing forecourt infrastructure and landscaping.		
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

LLFA received Full application for the proposed installation of 3 no. Electric Vehicle (EV) chargers to serve 6 no. parking spaces with supporting infrastructure, removal of 2 no. existing EV charging bays and infrastructure, and installation of 2 no. jet wash bays following demolition of the existing car wash and 2 no. storage buildings, plus minor alterations to the existing forecourt infrastructure and landscaping on 13th May 2026. The site is in flood zone 1 and understood to comprise previously developed land and the proposals are not anticipated to result in a significant increase in impermeable area. However, the development should ensure that surface water runoff is appropriately managed and that there is no increase in flood risk on or off site.

The applicant should demonstrate that:

- surface water runoff from the development will be managed in accordance with the drainage hierarchy;
- any replacement surfacing and altered drainage arrangements will not adversely affect the existing drainage network;

- runoff from the proposed jet wash bays will be appropriately captured and discharged via suitable treatment measures in consultation with the relevant sewerage undertaker

Where feasible, opportunities should be taken to incorporate sustainable drainage measures such as permeable paving, filter drains, or soft landscaping enhancements associated with the revised parking and landscaped areas.

Given the relatively minor nature of the proposals and the apparent absence of a significant increase in impermeable area, the LLFA would not ordinarily require a detailed surface water drainage strategy at this stage, subject to confirmation that existing drainage arrangements are retained or appropriately modified.

Therefore, the LLFA raises no objection to the proposed development subject to the following informative:

Informative

Any alterations to the existing drainage system should ensure that surface water runoff is not increased above existing rates and volumes.

Conditions & Reasons (if required)

Date:	19/05/2026	Signed:	NT
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