

Date: 20 November 2025
Application: 252782



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 252782

Applicant: The Owner and/or Occupier

Site Address: Former Prince Bros / Grove Service Station, Old Bath Road, Charvil, Twyford, RG10 9QJ

Parish: Charvil

Grid Reference: Easting - 478172, Northing - 176037

Type of Development: Minor General industrial/storage/warehouse (1-999 sqm)

Proposal: Full application for the proposed change of use from service station to a fuel oil storage and distribution facility including demolition of 2 no. existing buildings and a garage and the recladding of the existing building, installation of 8 no. fuel oil storage tanks and construction of retaining structures, plus refurbishment of hardstanding, car parking and other associated 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 252782. 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 **11 December 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	RD		
Service	WBC Drainage	App No:	252782
Address:	Former Prince Bros / Grove Service Station, Old Bath Road, Charvil, Twyford, RG10 9QJ.		
Proposal:	Full application for the proposed change of use from service station to a fuel oil storage and distribution facility including demolition of 2 no. existing buildings and a garage and the recladding of the existing building, installation of 8 no. fuel oil storage tanks and construction of retaining structures, plus refurbishment of hardstanding, car parking and other associated works.		
Type of Development:	Minor General industrial/storage/warehouse (1-999 sqm)		
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 LLFA received a full application for the proposed change of use from service station to a fuel oil storage and distribution facility including demolition of 2 no. existing buildings and a garage and the recladding of the existing building, installation of 8 no. fuel oil storage tanks and construction of retaining structures, plus refurbishment of hardstanding, car parking and other associated works.

The LLFA has reviewed the submitted Flood Risk and Drainage Strategy (FR&DS) and associated documentation and mapping. While fluvial flood risk lies outside the LLFA's statutory decision-making remit, the interaction between fluvial conditions and the proposed surface water drainage system is highly relevant to surface water and groundwater performance.

As per paragraph 5.2.2 of the FR&DS the EA Long Term Flood Risk map shows the site is not currently at risk of surface water flooding.

The FR&DS does not demonstrate how the drainage system will perform during periods when river levels exceed the outfall invert level, and no assessment has been submitted regarding flap-valve reliability, backflow risk or hydraulic locking. This information should be provided demonstrating sustainable operation of this mechanism for the lifetime of the development.

As per National Planning Practice Guidance the drainage strategy should follow the hierarchy set out in the National standards for sustainable drainage systems (SuDS). The Flood Risk & Drainage Strategy needs to demonstrate why priority 1: collected for non-potable use cannot be achieved for the proposed development. Such evidence should indicate the typical non potable water usage for a development of this type and scale and explain the justification for rejecting capture of surface water for non-potable use.

Given the nature of the activity proposed, i.e. an installations requiring hazardous substances consent as per Table 2: Flood risk vulnerability and flood zone 'incompatibility' the development is Highly Vulnerable and therefore needs to be accompanied by an Exception Test when located in Flood Zone 2.

The use of default values for Cv is inappropriate for simulating attenuation storage requirements for the cellular storage attenuation tank is inappropriate given the impermeable nature of the catchment. The applicant needs to re-run the simulations with an appropriate value for Cv justifying the value selected. Full Causeway Flow modelling files should be provided electronically to allow these to be audited by the LLFA.

Section 2.4 of the Geo-Environmental Risk Assessment states: *Shallow soakaway drainage is unlikely to be successful given the elevated seasonal groundwater anticipated in the Alluvium and Kempton Park Gravel Member.* It further recommends in Table 13.1: *...an additional round of water sampling and testing to complete the understanding of the groundwater regime.* The LLFA concurs with this conclusion and recommends monitoring from January through to the end of March 2026 in order to understand:

- Groundwater levels and flows across the site during periods of elevated groundwater;
- The potential effects of the proposed below ground cellular storage on groundwater flows;
- The potential effects upon groundwater flows of any other proposed structures / foundations including the concrete bund;
- The effects of the development and the above upon any existing contaminants at elevated concentrations in the site.

The FR&DS makes reference to 5104-24 (SK-10) – “Typical Retaining Wall Detail” but a copy could not be located. The applicant needs to provide a copy of this.

The LLFA is not in a position to assess the above proposal against Policies CCO9 and CC10 of the Managing Development Delivery Development Plan without all of the above points being addressed.

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Conditions & Reasons (if required)

Date:	12/12/2025	Signed:	RD
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