

Date: 7 April 2026
Application: 260773



**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,

Consultation from adjoining LA Consultation

Application Number: 260773

Applicant: Stephen Vigar

Site Address: Station Hill, Reading, Berkshire

Parish: Earley

Grid Reference: Easting - 0, Northing - 0

Type of Development:

Proposal: Consultation from Reading Borough Council for the following proposal Reserved Matters application pursuant to Outline Planning Permission ref. 192032 for the development of Plots A, B and D comprising the erection of two buildings to provide residential units (Use Class C3), including affordable housing, ground floor flexible commercial units (Use Class E), resident amenity space, associated landscaping and public realm works, including Station Hill Gardens and to Station Hill Square, new pedestrian routes, cycle parking, servicing, refuse storage, plant and ancillary infrastructure, with all associated works. Discharge of conditions which are triggered with the Reserved Matters Application including Conditions 54(iii), 63, 75, 76, 86, 94, 95, 96, 99, 107 and 112.

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 260773. 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 **28 April 2026**.

Yours sincerely,

Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	260773
Address:	Station Hill, Reading, Berkshire.		
Proposal:	Consultation from Reading Borough Council for the following proposal Reserved Matters application pursuant to Outline Planning Permission ref. 192032 for the development of Plots A, B and D comprising the erection of two buildings to provide residential units (Use Class C3), including affordable housing, ground floor flexible commercial units (Use Class E), resident amenity space, associated landscaping and public realm works, including Station Hill Gardens and to Station Hill Square, new pedestrian routes, cycle parking, servicing, refuse storage, plant and ancillary infrastructure, with all associated works. Discharge of conditions which are triggered with the Reserved Matters Application including Conditions 54(iii), 63, 75, 76, 86, 94, 95, 96, 99, 107 and 112.		
Type of Development:			
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

Condition 92 relates to SuDS design, maintenance and management and **Ramboll drainage strategy and SuDS report 1620018049-001 01 dated 20/02/2026**, with its appendices has been reviewed, with the following comments to make:

The brownfield site housed an office and a car park.

The overall site for phases 1, 2 & 3 covers 2.5ha with phase 3 covering 0.72ha and phase 3A covering 0.6ha

Groundwater depths vary from 2.7m bgl to 5.3m bgl and the development proposes shallow attenuation units (0.8m depth) as represented by **proposed surface water drainage layout drawing 000002_P04 dated 26/02/2026**.

The existing runoff rate from the site is 117l/s and proposed discharge rates from the plots totals 43.26l/s, as follows: plot A = 17.76l/s, Plot B = 19.8l/s and Plot C = 15.7l/s.

Discharge from the plots will be into existing Thameswater sewers as represented on the above drainage layout drawing as follows Plots A&B = 15.63l/s, Plot C = 7.41l/s and Plot D = 10.64l/s.

Appendix 5 has communication with Thameswater to the above effect.

Based on the above we are happy to **recommend discharge of condition 92** of application 192032.

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:	09/04/2026	Signed:	Boniface Ngu
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