

R A M M U R T I D E S I G N L T D

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Sustainable Drainage proposals

To discharge condition 4 of planning approval ref: 240259

**at No 26 Finch Road, Earley, Reading
RG2 7AH**

for Mr Anil Yadav

16th August 2026

Site Context

The planning permission was sought for front and rear extensions to this existing dwelling , and approved via planning reference 240259 and the scheme has been implemented, albeit the contractor at the time did not complete the surface water drainage to soakaways, but left the pipes without a final connection.

The works have been implemented with soakaways now installed, and the applicant is seeking to have condition 4 of the original approval discharged with the information now supplied. Under Planning reference 261739 where additional information is requested.

Flood risk

The site is designated as lying in Zone 1 which is a very low flood risk area, and where no special measures or a flood risk assessment is necessary.

Soil type and drainage capacity

The soil to a depth of approximately 1.2m was of gravel strata, and highly sandy gravel below that level. The soil has a high percolation value and further testing was not seen to be necessary.

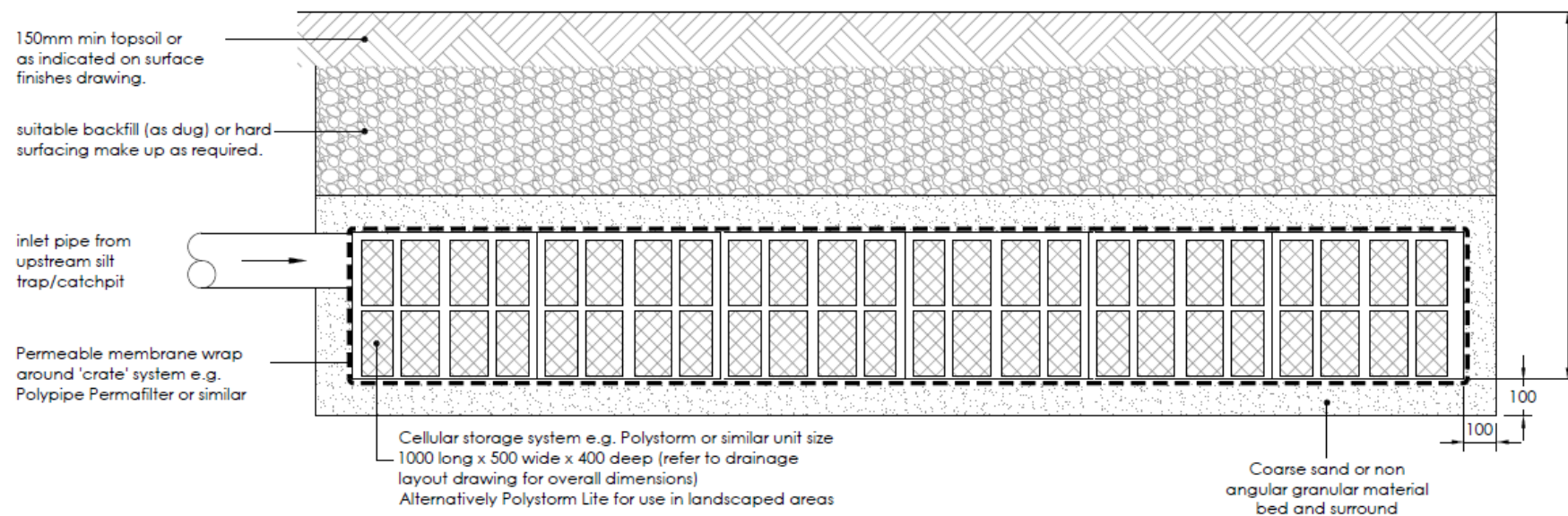
Sustainable drainage

The new extension's have all now been piped from the gutters and down pipes to soakaways which as required by the Building Regulations are set a minimum of 5.0m from any structures that might be affected.

The policy and Building regulations ask for surface water to be taken to natural percolation and not connected to the surface water drainage pipes as these are seen to be overwhelmed and natural ground discharge is encouraged as a result.

Soakaways are a simple and [positively accepted] source of natural and sustainable drainage and this is the proposal that has been selected for this development.

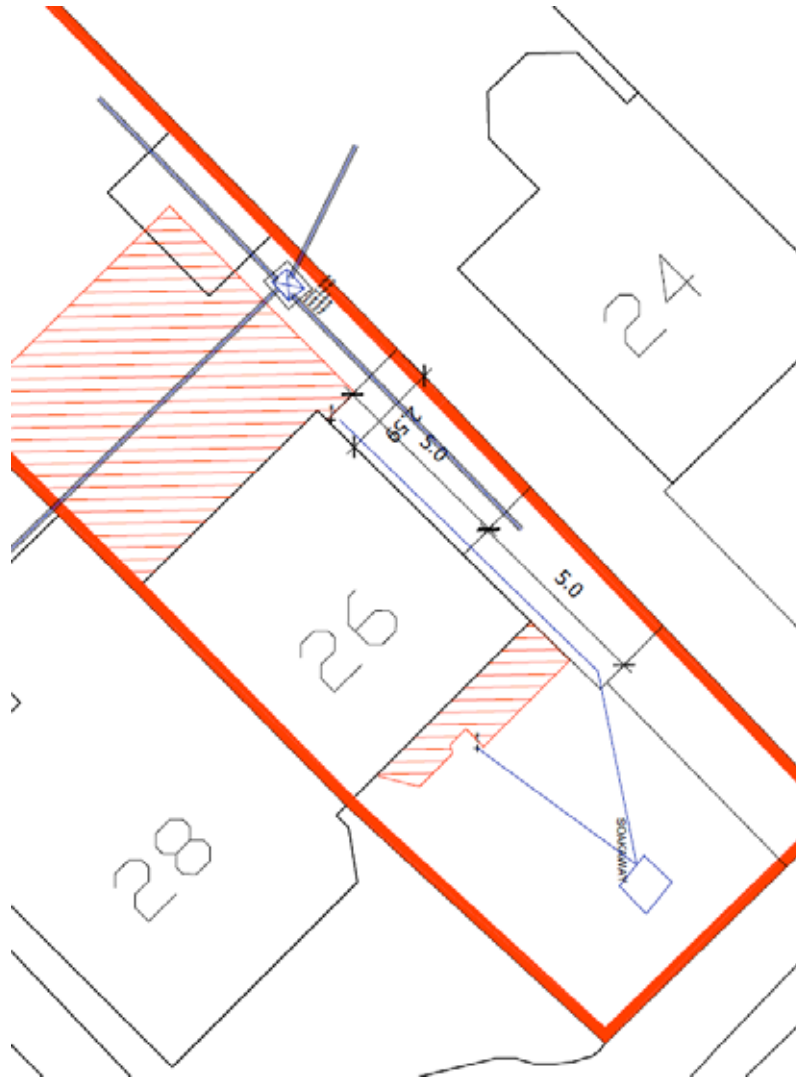
Photographs have been provided by the applicant of the installation of a crate system which typically is constructed as follows:



NOTE - THE DETAIL SHOWN ABOVE IS A TYPICAL, NOT THE ACTUAL ARRANGEMENT. REFERENCE MUST BE MADE TO THE DRAINAGE LAYOUT DRAWING FOR THE REQUIRED ARRANGEMENT

TYPICAL CELLULAR SOAKAWAY DETAIL

Actual dimensions
1.0x1.0m square and 1.5m deep



Plan to show location of soakaway min 5.0m from buildings