

Drainage Statement for Discharge of Condition

Project: Proposed Extension at 16 Blackberry Gardens, Winnersh, RG41 5RN.

Response to Drainage Condition

This statement and the accompanying drawing (Ref: DR-01, dated 27 May 2026) demonstrate full compliance with the requirements to mitigate surface water flood risk in accordance with NPPF Section 14 and Local Plan Policies CC09/CC10.

1. **Existing System:** The property is served by a modern separate drainage system (constructed c. 2012). Foul water and surface water drain independently.
2. **Proposed Connection:** The new extension will maintain strict run-off separation. New surface water roof run-off from the flat roof will be collected via side gutters fitted with leaf guards, and will tie directly into the existing private surface water system via 110mm uPVC flexible slip couplings, discharging ultimately into the public surface water sewer on Blackberry Gardens.
3. **Flood Risk Mitigation:** The extension replaces an existing permeable/impermeable garden area with no net increase in surface water run-off or peak flow rates. No additional flood risk will be created on or off-site. All works will strictly comply with Building Regulations Approved Document Part H.