

**PLANNING APPLICATION IN RESPECT OF THE SITE OF THE FORMER WOODLEY ARMS,
WALDECK STREET, READING**

STATEMENT IN RESPECT OF POLICY DM1 - SURFACE WATER FLOODING

1. The site currently accommodates a building and hardstanding. Most existing surface water run-off drains to surface water sewers. There is a limited amount of natural or permeable surfaces - approximately 55 m².
2. The introduction of natural vegetation - trees, plants and grass - together with large areas of permeable paving will reduce the amount of hard surfaced areas. Surface water run-off from the site will therefore be reduced, even if a surface water drainage system (SUDS) was not proposed.
3. The application drawings show a SUDS to be provided in the area between the two student accommodation blocks, close to the eastern boundary. This can accommodate surface water run-off from the proposed buildings, including the cycle and bin stores.
4. The new buildings have surfaced area of 435 m² in area. The run-off calculation is $435 \times 0.05 / 3 =$ a required capacity of 7.25 m³. The proposed soakaway has a surface area of 22 m², and will therefore easily accommodate run-off. It only needs to be 0.33 m deep to hold the required volume, although a deeper SUDS will allow for any unforeseen or unpredicted volumes.
5. The SUDS soakaway system can be of a crate design and layout - as shown on the illustration below. Management can be by way of the regular removal of silt and vegetation around components, together with inspection of inlets and outlets with removal of litter etc.



6. The British Geological Map for Reading indicates that Waldeck Street and the surrounding areas are situated on gravel. The use of SUDS is therefore likely to be appropriate. However, it is accepted that until a trial pit is dug, the precise nature of the sub-soil is not known. Also, a percolation test is required to establish the actual run-off rate. Therefore, in the event that a SUDS system cannot be installed, the following planning condition is recommended:

“Before the commencement of development, unless otherwise agreed in writing by the Local Planning Authority, a scheme for the whole site providing for the disposal of surface water run-off and incorporating sustainable urban drainage systems (SUDS), shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the approved details prior to the occupation of the development or in accordance with a timetable to be agreed in writing by the Local Planning Authority. The scheme shall include the following as appropriate:

- a) A scaled plan indicating the extent, position and type of all proposed hard surfacing (e.g. drives, parking areas, paths, patios and roofed areas.*
- b) Details of the method of disposal for all areas including means of treatment or interception of potentially polluted run-off.*
- c) Scaled drawings including cross section, to illustrate the construction method and materials to be used for the hard surfacing (sample materials and literature demonstrating permeability may be required).”*

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