

From: Cook, Darren
Sent: 22 April 2026 15:55
To: Markwell, Jonathan
Cc: Hanson, Sarah, Lucas, Natalie
Subject: PL/25/1706 Forbury Retail Park SuDs

Hi Jon,

The proposal is an Outline application with all matters reserved with the exception of access, for site redevelopment involving the demolition of all existing structures & a residential-led mixed use proposal for up to 700 residential units (Class C3) & up to 3,000 sqm (GEA) of commercial uses (Class E).

The proposal includes a provision of blue roof, permeable paving, raingardens and attenuation tanks to manage surface water to facilitate a reduction in surface water run off from the site.

All of the proposed methodologies are accepted however in line with the Local Plan Policy EN18 which requires SuDs proposals to be landscape led the proposal must include increased landscape led SuDs on the site especially as the applicant has claimed that rainwater harvesting apart from connections into landscaped areas would be unfeasible.

The proposal is to provide a run off rate of 5.8 l/s for all rainfall events which is a significant reduction on the existing brownfield run off rate and therefore is acceptable in principle and complies with the requirements of the National standards for sustainable drainage systems (SuDS) guidance dated 30th July 2025.

The proposed scheme states that a blue/green roof will be provided for each block however none of the submitted drawings indicate the location of any blue/green roof

The scheme does identify exceedance routes should flooding occur and this does direct surface water towards the Public Highway. However, in line with the National standards for sustainable drainage systems (SuDS) guidance dated 30th July 2025 and in particular Paragraph 3.5 which states the following:

Any flooding from the surface water drainage system for events up to the 1% AEP event shall be managed within the development.

The exceedance routes must therefore be updated or greater clarity provided to ensure that surface water does not discharge onto the Public Highway or surrounding areas.

Further information would also be required on how the drainage system would be brought forward based on a phased approach given that the majority of the SuDs features are located at the eastern end of the application site including the connection into the main sewer on Kenavon Drive. This would be in accordance with the National standards for sustainable drainage systems (SuDS) guidance dated 30th July 2025 which states the following at Paragraph 7.8:

For phased developments the designer shall provide a phased management plan to demonstrate how the surface water drainage design will operate during each phase of construction. This should include detail on how flow control (satisfying standard 3) will be managed across the phases.

An outline arrangement would therefore be required setting out how the development would come forward from a surface water drainage perspective as the development progresses.

The LLFA are unable to agree to the proposal until further information is provided in line with the comments set out above.

Should you have any questions regarding the above please let me know.

Kind regards,
Darren Cook
Transport Development Control Manager

Transport | Directorate for Economic Growth and Neighbourhood Services (DEGNS)

Reading Borough Council

Civic Offices

Bridge Street

Reading

RG1 2LU

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