

DRAINAGE & WATER STATEMENT

14/03/2026

Proposed New Detached Dwelling
Land at Oxford Road, Tilehurst, Reading, RG31 6TH

1. Introduction

This Drainage & Water Statement has been prepared to accompany a planning application for a new single detached dwelling (Use Class C3). The purpose of the statement is to demonstrate that appropriate consideration has been given to surface water, foul water drainage and water supply at the planning stage, in accordance with national planning policy and local guidance.

2. Site Context and Flood Risk

The site is located within Flood Zone 1, as defined by the Environment Agency Flood Map for Planning. The site is not shown to be within Flood Zones 2 or 3 and is therefore at low risk of fluvial flooding. As a result, a site-specific Flood Risk Assessment is not required for the proposed development.

There is no evidence of historical surface water flooding affecting the site.

The site is underlain by Upper Chalk (Seaford and Newhaven Chalk Formations), which is typically highly permeable and suitable for infiltration-based drainage solutions.

3. Surface Water Drainage Strategy

3.1 Drainage Hierarchy

Surface water drainage has been considered in accordance with the drainage hierarchy set out in national policy, with priority given to infiltration-based Sustainable Drainage Systems (SuDS).

3.2 Proposed Surface Water Strategy

Surface water from roof areas and the access driveway will be managed on site using infiltration-based SuDS measures, such as:

- Soakaways and/or infiltration trenches
- Permeable gravel where appropriate
- Infiltration-based discharge to ground
- No excavation works within root protection zones

These measures will ensure that surface water runoff is managed sustainably and that post-development runoff rates do not exceed greenfield rates.

3.3 Infiltration Testing

Given the chalk geology underlying the site, infiltration drainage is considered appropriate in principle. Infiltration testing in accordance with BRE Digest 365 will be undertaken at the detailed design stage to confirm soakaway performance, sizing, and final arrangement.

4. Foul Water Drainage

Foul water will be disposed of via a separate foul drainage system, independent of surface water drainage. Foul drainage will connect to the existing public foul sewer (subject to confirmation and statutory approval).

All foul drainage infrastructure will be designed and installed in accordance with relevant standards and approved through the Building Regulations process and routed in accordance with the Arboricultural report.w

5. Groundwater and Aquifer Protection

As the site is underlain by chalk, which forms an important aquifer, care will be taken to ensure that:

- Only clean surface water is discharged to ground
- Foul drainage systems are properly sealed and maintained
- Drainage design minimises any risk of groundwater contamination

6. Potable (Mains) Water Supply

- The proposed dwelling will be served by a new potable water connection to the existing public water main in the vicinity of the site. The connection will be designed and installed in accordance with the requirements of the statutory water undertaker and be routed in accordance with the Arboricultural report
- The dwelling will be designed to achieve a potable water consumption of no more than 125 litres per person per day in accordance with Building Regulations Part G
- Water efficiency will be achieved with low-flow sanitary fittings, dual-flush WCs and water-efficient appliances

7. Maintenance and Management

All on-site drainage and water infrastructure will be designed to allow for safe access and ongoing maintenance. Responsibility for maintenance will rest with the property owner.

8. Conclusion

The proposed development incorporates a sustainable, infiltration-led drainage strategy appropriate to the site's location, geology, and flood risk status. The site is located within Flood Zone 1 and is at low risk of flooding. The proposed approach accords with national planning policy and represents an appropriate drainage solution for a single residential dwelling.

The proposed drainage and water strategy is considered feasible and typical for residential development of this nature.

Detailed drainage and water installation designs will be confirmed at the detailed design and Building Regulations stage.