

Wokingham District Council P.O Box 157 Shute End WOKINGHAM
Berks RG40 1WR
14 February 2025

Our DTS Ref: 55115 Your Ref:
243124

Dear Sir/Madam

Re: LAND AT BRIDGE FARM, NEW BATH ROAD, TWYFORD, READING, RG10 9RU

Waste Comments

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Water Comments

The proposed development is located within 5m of a strategic water main. Thames Water do NOT permit the building over or construction within 5m, of strategic water mains. Thames Water request that the following condition be added to any planning permission. No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works. Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk.

The proposed development is located within 15m of a strategic water main. Thames Water request that the following condition be added to any planning permission. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) and piling layout plan including all Thames Water clean water assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be

undertaken in accordance with the terms of the approved piling method statement and piling layout plan. Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. As such Thames Water request that the following condition be added to any planning permission. No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan. Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](https://www.thameswater.co.uk/preplanning). Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (e-mail: devcon.team@thameswater.co.uk) prior to the planning application approval.

Supplementary Comments

Waste: Thank you for consulting Thames Water on Reserved Matters application 243124. As there are no changes to the proposed Foul/Surface water drainage strategy, Thames Water have no comments to make.

Ground Water:

Thames Water has identified that, the proposed development is located within a Source Protection Zone of a groundwater abstraction source. These zones are used for potable water sources for public water supply for which Thames Water has a statutory duty to protect. In addition the land is within a Drinking Water Groundwater Safeguard Zones (SgZs) for nitrates. SgZs are established around public water supplies where additional pollution control measures are needed. The Water Framework Directive requires that Drinking Water Protected Areas are identified (WFD Article 7.1) and that they are given the necessary protection (WFD Article 7.3) with the aim of avoiding

deterioration in their quality in order to reduce the level of purification treatment required in the production of drinking water.

Thames Water have previously requested that the following conditions be added to any planning permission:

- “Development here by approved shall not commence until a ‘Phase II’ contaminated land risk assessment has been submitted to and approved by, the local planning authority in consultation with the water undertaker. The risk assessment shall document the nutrient impact to groundwater abstraction as a result of the development and propose mitigation and monitoring to ensure that at least ‘nutrient neutrality’ is achieved. The development shall be constructed in line with the recommendations of the Risk Assessment. Reason - To ensure that the water resource is not detrimentally affected by the development.
- Development here by approved shall not commence until a Source Protection Strategy, detailing how the developer intends to ensure the water abstraction source is not detrimentally affected by the proposed development both during and after its construction, has been submitted to and approved by, the local planning authority in consultation with the water undertaker. The development shall be constructed in line with the recommendations of the strategy. Reason - To ensure that the water resource is not detrimentally affected by the development.

The drainage document identifies the shallow groundwater table locally but does not specifically address the need (within Condition 49 of planning permission 212720) to ensure groundwater protection as part of the development. We request that foul and surface water drainage aspects of the development fully consider the need for groundwater source protection within documents submitted in association with condition 49 of planning permission 212720.

More detailed information can be obtained from Thames Water Groundwater Resources Team
GroundwaterResources@Thameswater.co.uk

Yours faithfully

Development Planning Department

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