

PLANNING REF : 260069
PROPERTY ADDRESS : Northcote
: Swallowfield Street, Swallowfield, Reading
: RG7 1QX
SUBMITTED BY : Mr Graham Stanley
DATE SUBMITTED : 11/02/2026

COMMENTS:

I can fully endorse comments previously submitted by Peter Allen, Phillip Guard and Simon Taylor with regard to condition 8 of the planning approval. The wording of this condition was drafted jointly by the developer and the LPA during the planning enquiry hearing. It would be complete madness to connect more new properties to the sewage system without addressing its fundamental failings.

In his report, the planning inspector commented that purpose of the agreed conditions is to "enable the Council to confirm that capacity is available in these [water and sewage] systems". I agree therefore that it is extremely important for the LPA to resolutely ensure that Condition 8 is properly discharged.

The ongoing Thames Water operation involving a fleet of tankers required for removal of sewage from The Swallowfield pumping station is but the latest example the inadequate capacity and dilapidated condition of the sewage system, which will always become surcharged by surface water and groundwater after periods of prolonged and/or heavy rainfall.