

PLANNING REF : 260069
PROPERTY ADDRESS : Grange Cottage
: The Street, Swallowfield, Berkshire
: RG7 1RE
SUBMITTED BY : Mr Peter Allen
DATE SUBMITTED : 10/02/2026

COMMENTS:

OBJECTION TO THE DISCHARGE OF CONDITION 8 (FOUL SEWERAGE DISPOSAL)

Planning Application Ref: 260069

Original Appeal Ref: APP/X0360/W/24/3340006

Site: Land West of Trowes Lane, Swallowfield

To the Planning Department,

I am writing to object to the attempt to discharge Condition 8 (Means of Foul Sewerage Disposal) based on the documents submitted by the developer (Vistry/Croudace).

The developer has submitted technical drawings

2507070-ACE-XX-XX-DR-C-1201 and 2507070-ACE-XX-XE-DR-C-1224. Having reviewed these, it is clear they do not meet the legal or physical requirements of the Planning Inspector's decision for the following reasons:

1. Internal Layout vs. External Disposal

The submitted drawings are standard "Section 104" layout and long-section plans. These detail only the internal pipework within the development site. Condition 8 explicitly requires details of the

"means of foul sewerage disposal." A pipe leading to a boundary is not a "means of disposal" if the receiving network is incapable of accepting the flow.

2. Failure to Address the Inspector's Explicit Intent

In Paragraph 63 of the Appeal Decision, the Inspector acknowledged the "well-documented deficiencies" in the Swallowfield network. The Inspector imposed Condition 8 as a pre-commencement safeguard specifically to ensure that the development does not proceed until it is proven that the village can handle the load. By submitting only on-site plumbing plans, the developer is attempting to bypass the substantive requirement to prove network capacity.

3. Current Empirical Evidence of System Failure

The Swallowfield sewerage system is in a critical state. For many weeks now Thames Water has been operating a fleet of approximately 3 x 11,000litre tankers making 10 journeys each 24/7 to manually remove waste because the pumping station cannot cope with current flows. - A "means of disposal" cannot be approved while the current disposal method relies on emergency tankering. * To discharge this condition now would be a "paper exercise" that ignores the physical reality on the ground and risks catastrophic environmental pollution.

4. Breach of Sequential Requirements

The Inspector noted (Para 64) that if capacity is not available, "suitable action" must be taken by the utility provider. No evidence has been provided by the developer from Thames Water confirming that the necessary "suitable action" (such as increasing the wet well capacity or installing a second outfall) has been completed.

Conclusion

Condition 8 was not intended to be a technicality regarding pipe diameters; it was a safeguard against public health risks and environmental damage. The Council must refuse to discharge Condition 8 until the developer provides a Network Impact Assessment or written confirmation from Thames Water that the 24/7 tankering has ceased and the network has the confirmed capacity to accommodate 81

additional
dwellings.

I urge the Council to uphold the Inspector's safeguards and protect the existing residents of Swallowfield.

Yours faithfully,
Peter Allen