consulting engineers & surveyors

Our ref: 64120 – 06 A

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04 November 2026

Planning Ref: 223083

Site Land South of Bridge Farm, Reading Road, Arborfield, Wokingham, RG2 9HT

Our comments are provided below for the list of comments the Lead Local Flood Authority has made towards Pre commencement Condition 35 (*in italic, bold*): PRP Responses in Blue

35. Foul Water Drainage
No development shall commence on site until:-
1.Confirmation has been provided that all foul water network upgrades required to accommodate the additional flows from the development have been completed; or-
2.A development and infrastructure phasing plan has been agreed with the Local Authority 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: To ensure any network reinforcement works if required are secured to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage, flooding, and or/potential pollution incidents in accordance with policies CC09 and CC10 of the Managing Development Delivery Local Plan 2014.

Following extensive discussions with Thames Water Developer Services under reference M785, an agreed foul drainage solution has been secured with Thames Water's Complex Customer Projects Team.

The agreed scheme comprises the installation of a downstream storage manhole connected to the proposed site pumping rising sewer, providing a storage volume of 2.75m³ below the agreed invert level of 47.600m AOD, in accordance with Thames Water's requirements. The chamber has been designed as a 1.8m x 1.8m internal square storage structure and was specifically developed in consultation with Thames Water to ensure sufficient foul storage capacity during peak and extreme weather conditions.

To facilitate delivery of the agreed solution, approvals have also been secured from the adjoining landowners to accommodate the storage infrastructure on land immediately downstream of the proposed rising main discharge point.

An approval letter from Thames Water in respect of drawing 64120_SK101 Rev P3 is enclosed.

Following subsequent discussions with the affected landowner, a revised connection arrangement was developed, whilst maintaining the agreed storage capacity and operational performance requirements. Further correspondence with Thames Water confirms acceptance of the revised arrangement shown on drawing 64120-105-T3 Drainage Plan Sheet 5.

The enclosed Thames Water approvals, technical correspondence and landowner agreements demonstrate that the foul drainage infrastructure required to serve the development has been agreed with the statutory undertaker and can be delivered prior to occupation.

04 November 2026

Accordingly, the applicant requests the Local Planning Authority's written approval of the following Development and Infrastructure Phasing Plan pursuant to Condition 35:
Development and Infrastructure Phasing Plan

- The approved foul water storage infrastructure and associated connection works shall be completed prior to the occupation of any dwelling.
- No dwelling shall be occupied until the foul drainage system, including the agreed downstream storage provision, has been constructed and made fully operational in accordance with the approved drainage drawings and Thames Water requirements.
- Occupation of the development shall thereafter proceed only in accordance with the approved foul drainage arrangements.

Given that Thames Water have confirmed an acceptable engineering solution and the necessary third-party land agreements have been secured, the requirements of Condition 35 are considered satisfied.

Prepared by

[redacted]

Gareth Flower
Senior Civil Engineer

[redacted]

Himanshu Patel
MEng
Director

Enc. Appendix I - Capacity Check Correspondence with Thames Water
Appendix II - 64120 - SK101 - P3 - Rising Sewer Connection Amendments
Appendix III - M785 - Greensward Lane, Arborfield - Letter of no further comment
Appendix IV - Connection acceptance with neighbouring landowner
Appendix V - 64120 - 105 - T3 - Drainage Plan Sheet 5
Appendix VI - Additional Capacity Check Correspondence with Thames Water

Hi Gareth,

Please find attached letter.

Kind regards,

James Mayfield CEng MICE
Interim Design Manager

Developer Services – Complex Customer Projects

[redacted]

Clearwater Court, Vastern Road, Reading, RG1 8DB

From: Gareth Flower [redacted]
Sent: 02 September 2026 14:27
To: James Mayfield [redacted]
Cc: Himanshu Patel [redacted] Ben Walker [redacted]
Subject: RE: Greensward Lane, Arborfield - Drainage Strategy - 64120

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Hi James,

Sorry to be a pain.

I have had a chat with my director can we reword that a little more? I have added this ‘we are satisfied that the proposed discharge to a maximum of 2.75m^3/day’ reason for this is in the event our client looks to change the scheme which has less buildings / population and ultimately less facilities we will not be required to reconsult on this if a future planning amendment is ever proposed. Obviously if this was to increase, we would then reconsult with yourselves but its unlikely at this stage. Full wording below for ease in copying over.

I write to confirm that we have completed our review of the submissions listed below in relation to the proposed foul water capacity. Based on the information provided regarding the upgrade of the existing private foul drainage system to provide additional storage capacity, thereby accommodating the additional foul flows generated by the development whilst maintaining water levels below those identified within the Thames Water pumping station, we are satisfied that the proposed discharge to a maximum of 2.75m^3/day from the development is acceptable. We are therefore satisfied that no further foul drainage capacity mitigation is required in relation to the proposed connection and have no further comments on the foul water proposals.

Trust that makes sense.

Kind Regards,

Gareth Flower
Senior Civil Engineer

[redacted]

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From: James Mayfield <[redacted]
Sent: 02 September 2026 12:47
To: Gareth Flower <[redacted]
Cc: Himanshu Patel <[redacted]>; Ben Walker
[redacted]
Subject: Re: Greensward Lane, Arborfield - Drainage Strategy - 64120

Thanks Gareth,

Who (name, company and address) does the letter need to be addressed to?

Kind regards,

James Mayfield CEng MICE
Interim Design Manager

Developer Services – Complex Customer Projects

[redacted]

Clearwater Court, Vastern Road, Reading, RG1 8DB

From: Gareth Flower [redacted]
Sent: 02 September 2026 12:27
To: James Mayfield <[redacted]
Cc: Himanshu Patel [redacted] Ben Walker
[redacted]
Subject: RE: Greensward Lane, Arborfield - Drainage Strategy - 64120

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Hi James,

I have reworded this below a little to make it fully clear.

I write to confirm that we have completed our review of the submissions listed below in relation to the proposed foul water capacity. Based on the information provided

regarding the upgrade of the existing private foul drainage system to provide additional storage capacity, thereby accommodating the additional foul flows generated by the development whilst maintaining water levels below those identified within the Thames Water pumping station, we are satisfied that the proposed discharge of 2.75m^3/day from the development is acceptable. We are therefore satisfied that no further foul drainage capacity mitigation is required in relation to the proposed connection and have no further comments on the foul water proposals.

As the condition was proposed by Thames Water, there will be reviews and discussions that will take place behind the scenes at Thames Water end following our submission to discharge but just want it to be clear when we submit this to the planning department.

Trust this makes sense.

Kind Regards,

Gareth Flower
Senior Civil Engineer

[redacted]

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From: James Mayfield <[redacted]
Sent: 02 September 2026 11:23
To: Gareth Flower <[redacted]
Cc: Himanshu Patel <[redacted] Ben Walker
[redacted]
Subject: Re: Greensward Lane, Arborfield - Drainage Strategy - 64120

Hi Gareth,

Please let me know your comments on the attached.

Kind regards,

James Mayfield CEng MICE
Interim Design Manager

Developer Services – Complex Customer Projects

[redacted]

Clearwater Court, Vastern Road, Reading, RG1 8DB

From: Gareth Flower [redacted]
Sent: 02 September 2026 09:15
To: James Mayfield [redacted]
Cc: Himanshu Patel [redacted] Ben Walker
[redacted]
Subject: RE: Greensward Lane, Arborfield - Drainage Strategy - 64120

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Hi James,

Thank you for getting back to us and we are delighted we have satisfied the capacity concerns with our proposal.

To assist us, would you or the team be able to provide us with a formal letter as to your acceptance of our proposals to upgrade the system downstream of our pump discharge to meet your requirements for additional min storage capacity of 2.75m3 within the foul system. Below is the planning condition we need to clear in the outline so if you can make it clear either in a letter or email that the proposals as outlined in our drawing 64120 - SK101 - P3 - Rising Sewer Connection Amendments are acceptable and will provide sufficient upgrade to the system for the future foul flows?

35. Foul Water Drainage
No development shall commence on site until:-
1.Confirmation has been provided that all foul water network upgrades required to accommodate the additional flows from the development have been completed; or-
2.A development and infrastructure phasing plan has been agreed with the Local Authority 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: To ensure any network reinforcement works if required are secured to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage, flooding, and or/potential pollution incidents in accordance with policies CC09 and CC10 of the Managing Development Delivery Local Plan 2014.

Then we can formally provide amended drawings and your written acceptance to the planning officer which will ultimately be shared with your planning team to discharge this condition.

Thanks again for your help with this.

Kind Regards,

Gareth Flower
Senior Civil Engineer

[redacted]

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From: James Mayfield [redacted]
Sent: 01 September 2026 14:41
To: Gareth Flower [redacted]
Cc: Himanshu Patel [redacted] Ben Walker
<[redacted]>
Subject: Re: Greensward Lane, Arborfield - Drainage Strategy - 64120

Hi Gareth,

Yes, no further comments from Thames Water.

Kind regards,

James Mayfield CEng MICE
Interim Design Manager

Developer Services – Complex Customer Projects

[redacted]

Clearwater Court, Vastern Road, Reading, RG1 8DB

From: Gareth Flower <[redacted]
Sent: 01 September 2026 10:09
To: James Mayfield <[redacted]>
Cc: Himanshu Patel <[redacted] Ben Walker
<[redacted]>
Subject: RE: Greensward Lane, Arborfield - Drainage Strategy - 64120

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Hi James.

The existing pipe is 100mm, I have amended the drawing (see this attached).

Trust this will make this acceptable to you and we will now be able to close out the capacity check and push along our planning arrangements.

Kind Regards,

Gareth Flower
Senior Civil Engineer

[redacted]

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From: James Mayfield <[redacted]
Sent: 01 September 2026 10:03
To: Gareth Flower <[redacted]>
Cc: Himanshu Patel <[redacted]>; Ben Walker <[redacted]>
Subject: Re: Greensward Lane, Arborfield - Drainage Strategy - 64120

Hi Gareth,

Thank you for sending across the design proposals. The only comment we have is, can you confirm the size of the sewer?

Kind regards,

James Mayfield CEng MICE
Interim Design Manager

Developer Services – Complex Customer Projects

[redacted]

Clearwater Court, Vastern Road, Reading, RG1 8DB

From: Gareth Flower <[redacted]>
Sent: 26 August 2026 16:59
To: James Mayfield <[redacted]>
Cc: Himanshu Patel <[redacted]>; Ben Walker <[redacted]>
Subject: RE: Greensward Lane, Arborfield - Drainage Strategy - 64120

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Hi James,

Following our call earlier, I have revisited this matter and attached a sketch drawing of our proposal for your review.

We propose to install a 1.85m x 1.85m x 0.88m deep brick chamber within the private foul drainage system on neighbouring land.

The chamber would be constructed directly on the existing drain run, which should simplify installation, minimise disruption to current users, and reduce the overall construction impact.

The proposed chamber would provide the additional storage currently absent from the system and, based on our calculations, should achieve more than the 2.75m^3 storage volume that you have advised is required at 2.84 m^3

Could you please review the proposal and let me know your thoughts before I revert back to my client? They are prepared to engage with the neighbouring landowners, with whom they have previously had discussions, so we are hopeful that an agreement can be reached relatively straightforwardly. We consider this to be a practical, low-maintenance solution that could be beneficial to all parties involved.

I look forward to hearing from you.

Kind Regards,

Gareth Flower
Senior Civil Engineer

[redacted]

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From: James Mayfield <[redacted]>
Sent: 24 August 2026 16:56
To: Gareth Flower <[redacted]>
Cc: Himanshu Patel <[redacted]>; Ben Walker <[redacted]>
Subject: Re: Greensward Lane, Arborfield - Drainage Strategy - 64120

Hi Gareth,

Are you able to provide a sketch showing the drainage layout of where you want to connect?

Thames Water could look at providing storage/asset replacement, but this would need to go through design, funding approval, governance and delivery. This would likely mean that delivery would be 2028 or beyond.

Kind regards,

James Mayfield CEng MICE
Interim Design Manager

Developer Services – Complex Customer Projects

[redacted]

Clearwater Court, Vastern Road, Reading, RG1 8DB

From: Gareth Flower <[redacted]>
Sent: 24 August 2026 16:21
To: James Mayfield <[redacted]>
Cc: Himanshu Patel <[redacted]>; Ben Walker <[redacted]>
Subject: RE: Greensward Lane, Arborfield - Drainage Strategy - 64120

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Hi James,

I have had a review of the below requirements based on where we currently have agreements locally with landowners to connect.

Unfortunately to the depth of the system where we are proposing to connect will be too high (above 47.600) so we would have to connect further downstream crossing multiple different ownerships.

Would it be possible for Thames Water to replace one of their current assets or install an additional one to provide sufficient capacity for the development?

Kind Regards,

Gareth Flower
Senior Civil Engineer

[redacted]

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From: James Mayfield <[redacted]>
Sent: 20 August 2026 09:20
To: Gareth Flower <[redacted]>
Cc: Himanshu Patel <[redacted]> Ben Walker <[redacted]>
Subject: Re: Greensward Lane, Arborfield - Drainage Strategy - 64120

Hi Gareth,

Yes, I still have the meeting in my calendar for 10am tomorrow morning. Will discuss the proposal with you then.

Kind regards,

James Mayfield CEng MICE
Interim Design Manager

Developer Services – Complex Customer Projects

[redacted]
Clearwater Court, Vastern Road, Reading, RG1 8DB

From: Gareth Flower <[redacted]>
Sent: 19 August 2026 22:41
To: James Mayfield <[redacted]>
Cc: Himanshu Patel <[redacted]> Ben Walker <[redacted]>
Subject: RE: Greensward Lane, Arborfield - Drainage Strategy - 64120

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Hi James,

Thanks for your email.

We are down to have a meeting on Friday with yourselves which we agreed with Anna prior to her leaving Thames Water.

I trust this is in your calendar on Friday at 10am and we will be able to discuss through the proposal below to understand your position and how it's been determined prior to us relaying this to the pump designer.

Though I am off now (due to ongoing toilet training for my daughter) I plan to still attend that meeting if this is still at an acceptable time to you where we will be able to discuss the below proposal.

Thanks

Kind Regards,

Gareth Flower
Senior Civil Engineer

[redacted]

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From: James Mayfield <[redacted]>
Sent: 19 August 2026 11:45
To: Gareth Flower <[redacted]>
Cc: Himanshu Patel <[redacted]>; Ben Walker <[redacted]>
Subject: Re: Greensward Lane, Arborfield - Drainage Strategy - 64120

Hi Gareth,

I hope you are well.

I apologise for the delay in my response, it seems that I have sent my solution response to a somebody else incorrectly. And only realised the error this morning.

Having discuss this internally, we can accept your pumped discharge (daily average of <0.05l/s), as long as you provide 2.75m^3 of online storage (below 47.6mAOD) in your breaker chamber and gravity pipe connecting to the TW network.

If you have any questions, please let me know.

Kind regards,

James Mayfield CEng MICE
Interim Design Manager

Developer Services – Complex Customer Projects

[redacted]

Clearwater Court, Vastern Road, Reading, RG1 8DB

From: Gareth Flower <[redacted]>
Sent: 21 July 2026 16:54
To: Alex Birgauan <[redacted]>
Cc: Ana Pereira <[redacted]>; James Mayfield <[redacted]>; [redacted] <[redacted]>; Himanshu Patel <[redacted]>
Subject: RE: Greensward Lane, Arborfield - Drainage Strategy - 64120

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Hi Alex,

Thank you for the meeting with James and yourself yesterday and hopefully we can get support for you to close this out for our client.

See below responses in green.

I will hopefully get back to you further later this week.

Kind Regards,

Gareth Flower
Senior Civil Engineer

[redacted]

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From: Alex Birgauan <[redacted]>
Sent: 20 July 2026 17:07
To: Himanshu Patel <[redacted]>; Gareth Flower <[redacted]>
Cc: Ana Pereira <[redacted]>; James Mayfield <[redacted]>
Subject: RE: Greensward Lane, Arborfield - Drainage Strategy - 64120
Importance: High

Hi Himanshu and Gareth,

Could you please share the pre-planning application forms and any supporting information relating to the proposed foul pumping station within your development? We would like to better understand the proposed storage capacity, pumping arrangements, and discharge rates.

In addition, it would be helpful to understand the anticipated foul water demand from the development, including details such as:

- Number of toilets and wash basins

Units 1 to 3 – 7 WC & 7 HW Basins

Units 4 & 5 – 6 WC & 6 HW Basins

Unit 6 – 3 WC & 3 HW Basins

Unit 7 – 3 WC & 3 HW Basins

- Other sanitary facilities

Units 1 to 3 – 6 Showers & 3 Kitchen Sinks

Units 4 & 5 – 4 Showers & 2 Kitchen Sinks

Unit 6 – 2 Showers & 1 Kitchen Sinks

Unit 7 – 2 Showers & 1 Kitchen Sinks

- Expected occupancy levels

128 persons for the development (based on max number of parking spaces)

- Any process water or other foul water generating activities

5 additional external foul gullies for bin stores

We have noted that the pre-planning submission stated a foul discharge rate of **5 l/s**. However, during today's call, we understood that, if an interim solution is pursued, a tanker would be required to empty a temporary storage tank approximately every five days.

Based on the information discussed, it appears that around **13.6 m^3** of foul effluent would require removal every five days, equating to approximately **2.75 m^3 per day**. On that basis, even a relatively low pumping rate (1l/s) could empty the wet well within a short period of time (less than 1 hour).

Agreed that the flow rate would be small from this site. We are currently seeking additional support for this from a pumping specialist so we will look to see if we can realistically reduce that rate. I have a meeting planned for later in the week so I will come back to you once I get a better idea.

Given that the existing pumping station already experiences capacity pressures during periods of wet weather flow, we would be keen to explore whether the proposed discharge rate could be reduced as much as reasonably practicable. In particular, could you consider an SPS design incorporating:

- Increased on-site storage capacity;
- Lower discharge rates;
- Longer pump run times;
- Timed (midnight) or controlled pumping regimes (level switch integrated into TWUL SPS) that would minimise peak flow impacts on the downstream network.

We would be happy to discuss an arrangement on site which will follow a similar pumped solution – subject to agreeing peak flows with pump supplier.

Our objective is to optimise the discharge profile and establish whether a connection can be accommodated without causing any detriment to the existing sewerage network or contributing to downstream surcharging and operational issues.

We would appreciate receiving the above information at your earliest convenience and look forward to reviewing the proposals further.

Kind regards,

Alexandru Birgauan

Senior Project Engineer

Complex Customer Projects

[redacted]

I will be away on 21st, 22nd and 24th of July. Will work on 23rd of July.

Find us online at developers.thameswater.co.uk



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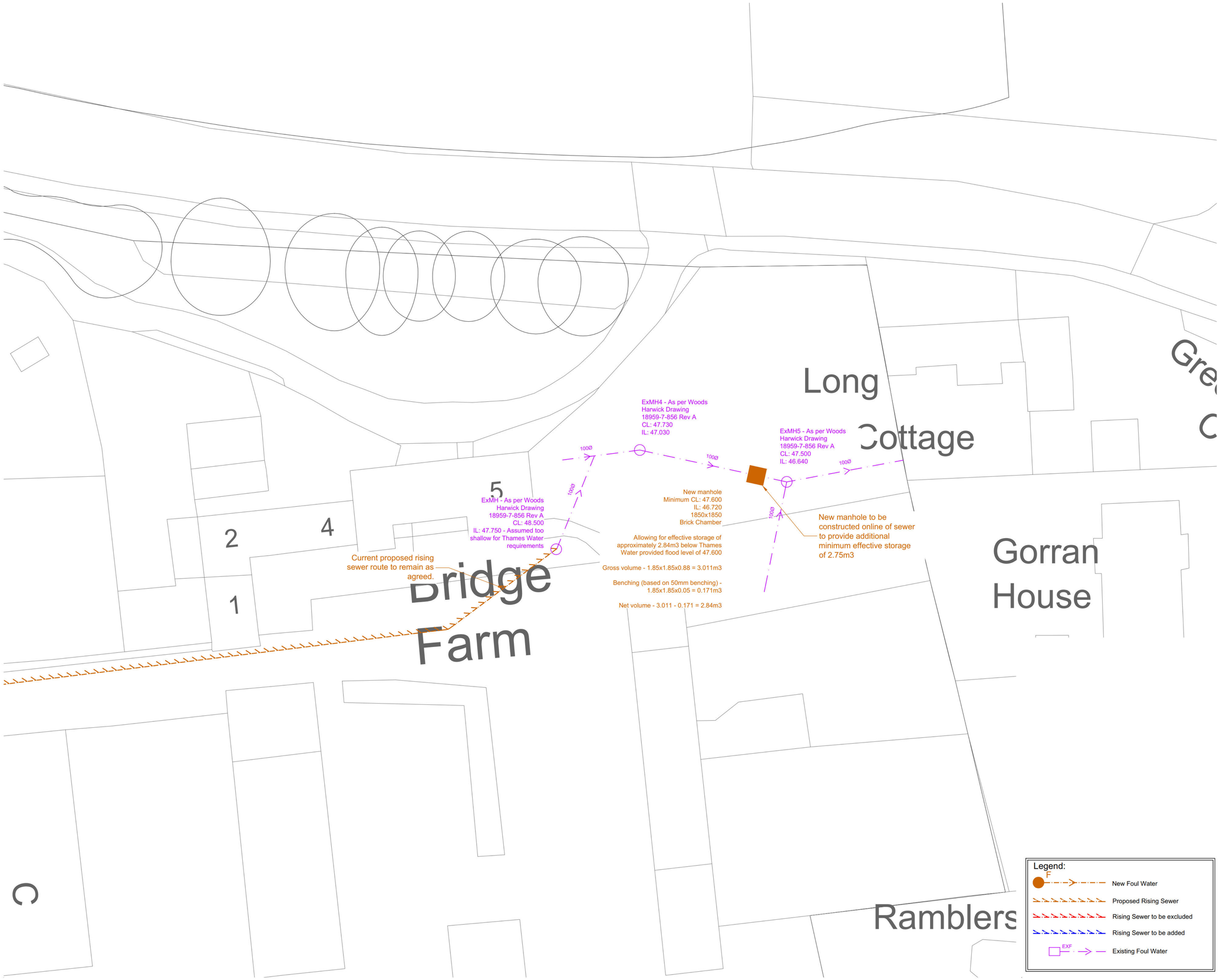

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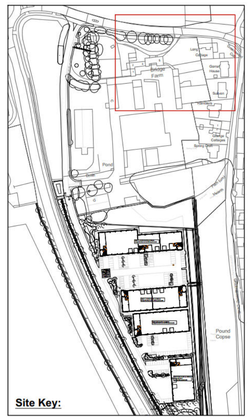
9. Fire protective measures shall be designed by the Architect or contractor in accordance with Approved Document B of the Building Regulations.
10. Waterproofing shall be designed by others in accordance with Approved Document C of the Building Regulations.
11. For more information see PRP drawings:
    64120 - 100series - Drainage and External Works
    64120 - 200series - Foundations
    64120 - 300series - Superstructure
12. This drawing must be read together with PRP drawing:
    64120 - 400 - Specification Notes.



Rev	Date	Description	By / Chk
P3	01/09/2026	Existing pipe sizing shown	GF /
P2	27/08/2026	Issued for comments	GF /

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Client:
Tungsten Dev Co 4 Limited

Architect:
HTC Architects

Project:
Observer Park, Reading

Title:
Rising Sewer Connection Amendments

Status:
FOR DISCUSSION

Engineer:	GF	Date:	August 2026
Drawn:	GF	Scales @ A1:	1:200
Checked:	NH		
Project No:	64120	Drg No: SK101	Rev: P3

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FAO: Gareth Flower

PRP Consulting Engineer & Surveyors
The Drummonds, Unit 11
Spring Hill Office Park
Harborough Road
Pitsford
NN6 9AA

Asset & Engineering - Asset Protection

Your ref
Our ref M785
Name James Mayfield
Phone [redacted]
E-Mail [redacted]

02nd September 2026

Dear Gareth Flower,

RE: – Greensward Lane, Arborfield - Letter of No Further Comments on foul water discharge capacity.

I write to confirm that Thames Water have completed our review of the submissions listed below in relation to the proposed foul water capacity. Based on the information provided regarding the upgrade of the existing private foul drainage system (a 1.8m x 1.8m new chamber) to provide additional storage capacity, thereby accommodating the additional foul flows generated by the development whilst maintaining water levels below those identified within the network surrounding Thames Water pumping station. Thames Water are satisfied that the proposed discharge to a maximum of 2.75m³/day from the development is acceptable. Thames Water are therefore satisfied that no further foul drainage capacity mitigation is required in relation to the proposed connection and have no further comments on the foul water proposals.

Please notify Thames Water of any changes to the design solution as detailed in the submissions below:

a) Drawing ref: 64120_SK101 Rev P3 titled "Rising Sewer Connection Amendments" produced by PRP Consulting Engineers & Surveyors dated 01/09/2026;

Yours sincerely,

James Mayfield

James Mayfield
Complex Customer Projects – Developer Services

Both

Please see below

Jenny

Jenny Clarke

Associate Development Director

Tungsten Properties

[redacted]

From: Kate White <[redacted]>
Sent: Tuesday, 29 September 2026 09:45:30
To: Jenny Clarke <[redacted]>
Subject: RE: Foul Pump - Observer Park, Arborfield - 64120

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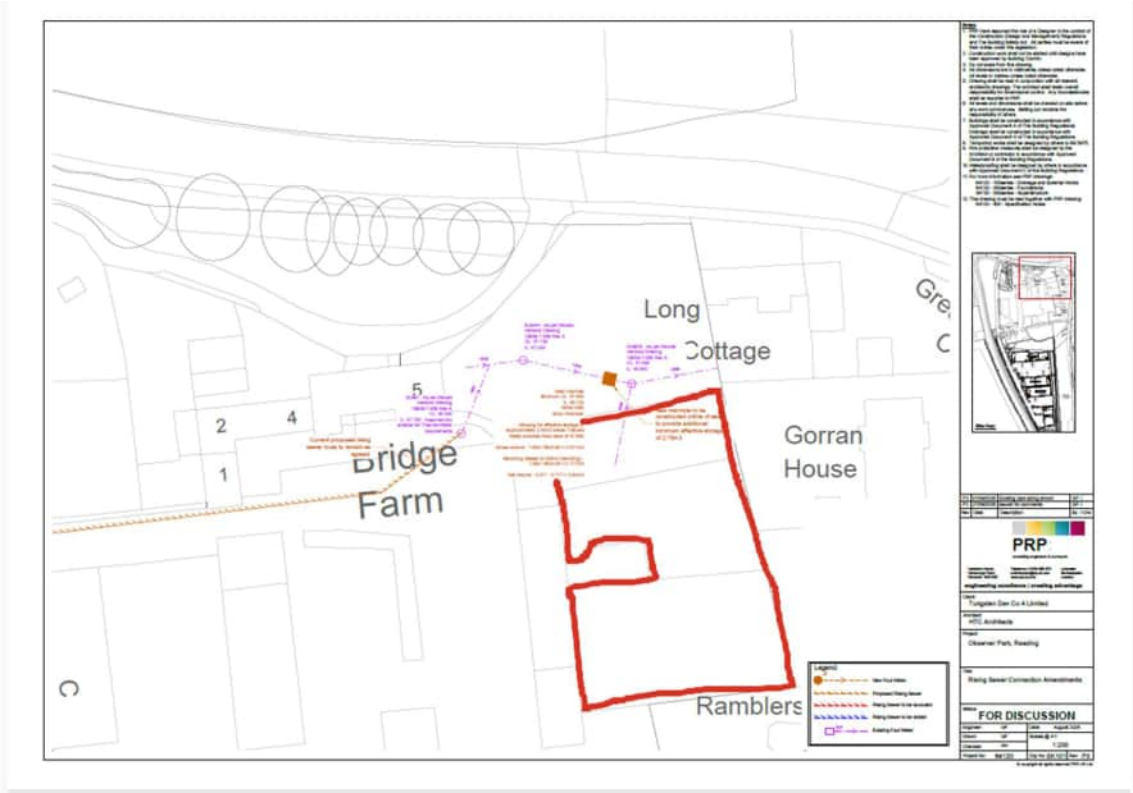
Hi Jenny,

So sorry for the delay, here is the marked up version.



Kate White
Deputy Estate Manager

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m: 07879 424659
e: kate@farleyfarms.co.uk

www.farleyestate.co.uk

Farley Farms and Estate, The Estate Office, Farley Hall, Castle Road, Farley Hill, Berkshire RG7 1UL

From: Jenny Clarke <[redacted]>
Sent: 28 September 2026 10:50
To: Kate White <[redacted]>
Subject: RE: Foul Pump - Observer Park, Arborfield - 64120

Hi Kate,

Just a polite chaser on the below.

Many Thanks,

Jenny

Jenny Clarke BSc (Hons) MRICS

Associate Development Director

Head Office & Correspondence

Gateway House, Penman Way,

Grove Park, Leicester LE19 1SY

London Office

25 Lexington Street,

London, W1F 9AG

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From: Jenny Clarke
Sent: 21 September 2026 15:03
To: 'Kate White' <[redacted]>
Subject: RE: Foul Pump - Observer Park, Arborfield - 64120

Hi Kate,

Thank you for your email.

It would be really helpful if you could mark up on a plan the area you refer to below if you don't mind?

Thanks,

Jenny

Jenny Clarke BSc (Hons) MRICS

Associate Development Director

Head Office & Correspondence

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Grove Park, Leicester LE19 1SY

London Office

25 Lexington Street,

London, W1F 9AG

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From: Kate White <[redacted]>
Sent: 21 September 2026 11:11

To: Jenny Clarke <[redacted]>
Subject: RE: Foul Pump - Observer Park, Arborfield - 64120

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Hi Jenny,

I am thank you and hope you are too?

Looking at the plan, I believe the new manhole needs to be installed in the garden of Bridge Farmhouse, which is Tenanted and so would cause me a few issues. The land just below it, doesn’t have a purpose and I would be very happy for it be placed in there, with no issues at all. Please can you check whether this is possible?

If this is not possible, please let me know.

Kind Regards,

Kate

Kate White
Deputy Estate Manager

FARLEY ESTATE

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m: 07879 424659
e: kate@farleyfarms.co.uk

www.farleyestate.co.uk

Farley Farms and Estate, The Estate Office, Farley Hall, Castle Road, Farley Hill, Berkshire RG7 1UL

From: Jenny Clarke <[redacted]>
Sent: 17 September 2026 11:26

To: Kate White <[redacted]>
Subject: FW: Foul Pump - Observer Park, Arborfield - 64120

Hi Kate,

Hope you are well?

We have been doing lots of work in the background trying to determine a solution on our foul connection with Thames Water. Various options have been looked at – including a cess pit on our site which would have been far from ideal. See note from our engineer below.

As such a solution has now been proposed by Thames Water – as attached plans and letter. As part of this it would require a small element of works within the grass verge within your business park. This would the installation of a new manhole cover. We request your consent on this matter. Very happy to chat through if this helps with our engineer?

We would appreciate your assistance on this matter and timing wise this is not yet confirmed but we would ensure there is plenty of notice provided.

Many Thanks,

Jenny

Jenny Clarke BSc (Hons) MRICS

Head Office & Correspondence

Gateway House, Penman Way,

Grove Park, Leicester LE19 1SY

London Office

33 Cavendish Squa

Associate Development
Director

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From: Gareth Flower <[redacted]>
Sent: 03 September 2026 09:41
To: Jenny Clarke <[redacted]>
Cc: Huw Thomas <[redacted] Gabriel Ilett [redacted]>;
Himanshu Patel [redacted]
Subject: RE: Foul Pump - Observer Park, Arborfield - 64120

Good morning Jenny,

Please find attached Thames Water's letter confirming their acceptance of the proposed amendments to the drainage design. The revised arrangement incorporates storage within the existing private sewer system to provide additional capacity during extreme rainfall events, ensuring that foul flows from the site can continue to discharge to the Thames Water network.

Should the site layout or drainage arrangements be reviewed in the future, and foul water flows reduce for any reason, we have deliberately limited the storage provision to a maximum of **2.75m^3**. This provides some resilience against future design changes and should help avoid the need for further planning-related review or comment from Thames Water if those arrangements were to reduce the peak foul flow rate.

Subject to your agreement with the proposal, we will update the main drawings to remove the cesspool tank, finalise the pumping arrangements, and formally issue the revised package to Pegasus together with a covering letter seeking discharge of **Condition 3** of the outline planning permission.

Please let me know if you are happy for us to proceed.

Kind Regards,

Gareth Flower
Senior Civil Engineer

[redacted]

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Hi Jenny,

I am very sorry for the delay, this looks fine to me.

Please can you let me know when this work will be planned as I assume the roads and car park will need to be dug up so I will need to let the Tenants know. I will also need to let the Tenants know that work will be carried out in the area behind their units so they are aware of the disturbance.

Kind Regards,

Kate

Kate White
Deputy Estate Manager

FARLEY ESTATE

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m: 07879 424659
e: kate@farleyfarms.co.uk

www.farleyestate.co.uk

Farley Farms and Estate, The Estate Office, Farley Hall, Castle Road, Farley Hill, Berkshire RG7 1UL

From: Jenny Clarke <[redacted]>
Sent: 27 October 2026 13:47
To: Kate White <[redacted]>
Cc: Gareth Flower <[redacted]>; Himanshu Patel <[redacted]>
Subject: RE: Foul Pump - Observer Park, Arborfield - 64120

Hi Kate

Sorry to chase but we are keen to close out the planning condition on the below.

Many Thanks

Jenny

Jenny Clarke BSc (Hons) MRICS

Head Office & Correspondence

London Office

Associate Development Director

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From: Jenny Clarke
Sent: 15 October 2026 10:40
To: 'Kate White' <[redacted]>
Cc: 'Gareth Flower' <[redacted]> 'Himanshu Patel' <[redacted]>
Subject: RE: Foul Pump - Observer Park, Arborfield - 64120

Hi Kate

I wonder if you could come back to me on the below?

Thanks

Jenny

Jenny Clarke BSc (Hons) MRICS

Associate Development Director

Head Office & Correspondence

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London Office

25 Lexington Street,

London, W1F 9AG

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From: Jenny Clarke
Sent: 05 October 2026 14:15
To: Kate White <[redacted]
Cc: Gareth Flower <[redacted] Himanshu Patel <[redacted]
Subject: FW: Foul Pump - Observer Park, Arborfield - 64120

Hi Kate,

Hope you are well?

Please see attached revised plan showing proposed position. Could you please confirm this is acceptable to you? We have had confirmation from Thames Water that they are in agreement so we can hopefully get this agreed.

Kind Regards,

Jenny

Jenny Clarke BSc (Hons) MRICS

Associate Development Director

Head Office & Correspondence

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Grove Park, Leicester LE19 1SY

London Office

25 Lexington Street,

London, W1F 9AG

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From: Gareth Flower <[redacted]>
Sent: 05 October 2026 09:22
To: Jenny Clarke <[redacted]>
Cc: Himanshu Patel <[redacted]>
Subject: RE: Foul Pump - Observer Park, Arborfield - 64120

Good morning Jenny,

Apologies only just getting back to you in respect to this. Yes, your understanding is correct this should be a viable location.

See attached our connection drawing for you to share with the neighbouring landowner.

As per the point below from the confirmation letter I would suggest that I resubmit the attached drawing to our contact at Thames Water to get it in writing of the change of location will still be acceptable to them which I will seek following this email to you.

Please notify Thames Water of any changes to the design solution as detailed in the submissions below:

a) Drawing ref: 64120_SK101 Rev P3 titled "Rising Sewer Connection Amendments" produced by

PRP Consulting Engineers & Surveyors dated 01/09/2026;

I trust this is acceptable to you at this time – I will update you from Thames Water side but as the solution hasn't really changed I would expect this to be more of a formality.

Kind Regards,

Gareth Flower
Senior Civil Engineer

[redacted]

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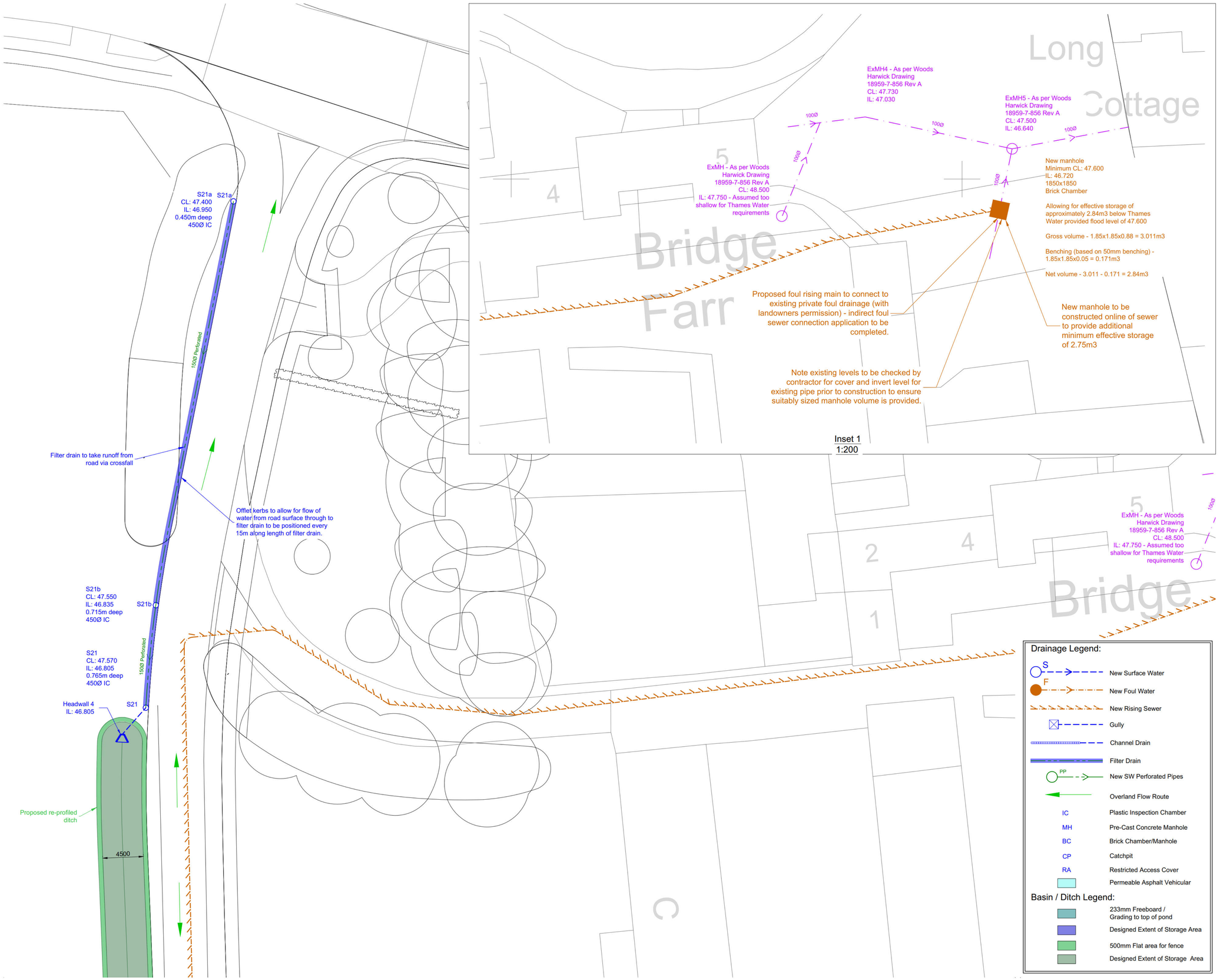

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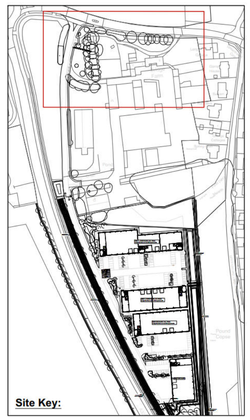
8. Temporary works shall be designed by others to BS 5975.
9. Fire protective measures shall be designed by the Architect or contractor in accordance with Approved Document B of the Building Regulations.
10. Waterproofing shall be designed by others in accordance with Approved Document C of the Building Regulations.
11. For more information see PRP drawings:
    64120 - 100series - Drainage and External Works
    64120 - 200series - Foundations
    64120 - 300series - Superstructure
12. This drawing must be read together with PRP drawing: 64120 - 400 - Specification Notes.



Rev	Date	Description	By / Chk
T3	02/10/2026	Drainage amended: Foul cesspool removed and Foul outfall layout amended	GF /
T2	07/07/2026	Draft removed	GF /
T1	28/05/2026	Issued for Tender	GF /
P1	27/04/2026	Issued for comments	GF / NH

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Client:
Tungsten Dev Co 4 Limited

Architect:
HTC Architects

Project:
Observer Park, Reading

Title:
Drainage Plan
Sheet 5

Status:
TENDER

Engineer:	GF	Date:	April 2026
Drawn:	GF	Scales @ A1:	1:200
Checked:	NH		
Project No:	64120	Drg No: 105	Rev: T3

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Hi Gareth,

In principle, I have no concerns with the proposed design changes, as long as the same storage volume is achieved below 47.60mAOD.

Once you have the on-site levels confirmed, please get back in touch to get the design fully agreed.

Kind regards,

James Mayfield CEng MICE
Interim Design Manager

Developer Services – Complex Customer Projects

[redacted]

Clearwater Court, Vastern Road, Reading, RG1 8DB

From: Gareth Flower <[redacted]>
Sent: 05 October 2026 09:21
To: James Mayfield <[redacted]>
Cc: Himanshu Patel <[redacted]>; Ben Walker <[redacted]>
Subject: RE: Greensward Lane, Arborfield - Drainage Strategy - 64120

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Good morning James,

I trust you are well.

We have been discussing the proposed solution with both our client and the neighbouring landowner and are now close to reaching an agreement. Before progressing further, I would like to seek your acceptance in principle regarding the revised location of the proposed connection.

Due to the current tenancy arrangements on the land shown within the previous drawing issued to you, the landowner has asked whether the connection could instead be made within the parcel of land to the south, which is also within their ownership but is currently unoccupied. This would make the installation of the rising main and manhole significantly less intrusive.

At this stage, the proposed drainage solution and associated storage volume remain unchanged. However, as the design is currently based on interpolated survey levels, it will be necessary to verify cover and invert levels during the next stage of design. Should these levels not provide the required depth, we will revise the proposal accordingly and update you. Subject to this verification, we hope the attached arrangement is acceptable.

I look forward to hearing from you.

Kind Regards,

Gareth Flower
Senior Civil Engineer

[redacted]

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