

From: Devcon Team <devcon.team@thameswater.co.uk>
Sent: 28 March 2025 17:43:19 UTC+01:00
To: "Helen Maynard" <Helen.Maynard@wokingham.gov.uk>; "Planning Enquiries" <planning.enquiries@wokingham.gov.uk>
Subject: RE: WBC Planning Application 250517

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

Our DTS Ref: 76455 Your
Ref: 250517

Dear Sir/Madam

Re: LAND OFF, BASINGSTOKE ROAD, SPENCERS WOOD, BASINGSTOKE, BERKSHIRE, RG7

Waste Comments

With the information provided, Thames Water has been unable to determine the Foul water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for FOUL WATER drainage, but have been unable to do so in the time available and 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:- 1. Foul water Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. 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, or 3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at 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.

With the information provided Thames Water has been unable to determine the waste water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for SURFACE WATER drainage, but have been unable to do so in the time available and 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:- 1. Surface water capacity exists off site to serve the development or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. 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. Or 3. All Surface water network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at 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.

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

Following initial investigations, Thames Water has identified an inability of the existing SEWAGE TREATMENT WORKS infrastructure to accommodate the needs of this development proposal. As such Thames Water request the following condition be added to any planning permission. "No development shall be occupied until confirmation has been provided that either:- all sewage works upgrades required to accommodate the additional flows from the development have been completed; or - a development and infrastructure phasing plan has been agreed with the Local Authority in consultation 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 – Sewage Treatment Upgrades are likely to be required to accommodate the proposed development. Any upgrade works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents." The developer can request information to support the discharge of this condition by visiting the Thames Water website at Development Planning Department (telephone 0203 577 9998) prior to the planning application approval. 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.

Water Comments

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

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

Thames Water advise that a drainage strategy should contain the points of connection to the public sewerage system as well as the anticipated flows (including flow calculation method) into the proposed connection points. This data can then be used to determine the impact of the proposed development on the existing sewer system. If the drainage strategy is not acceptable Thames Water will request that an impact study be undertaken.

An upgrade is planned for Wargrave STW. This will improve its ability to treat the volumes of incoming sewage, reducing the need for untreated discharges in wet weather. The scheme, which is still being designed, is due to complete in 2026.

Yours faithfully

Development Planning Department

Development Planning, Thames Water, Maple Lodge STW, Denham Way, Rickmansworth, WD3 9SQ Tel:020 3577 9998 Email: devcon.team@thameswater.co.uk

Kind Regards,

Development Planner
Asset Management & Engineering
Tel: 0203 577 9956
devcon.team@thameswater.co.uk

Maple Lodge STW, Denham Way, Rickmansworth, WD3 9SQ

-----Original Message-----

From: Helen Maynard <Helen.Maynard@wokingham.gov.uk>

Sent: 27 March 2025 13:20

To: Devcon Team <devcon.team@thameswater.co.uk>

Subject: FW: WBC Planning Application 250517

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-----Original Message-----

From: Helen Maynard
Sent: 27 March 2025 12:12
To: devcon.team@thameswater.co.uk
Cc: Development Control <development.control@wokingham.gov.uk>
Subject: RE: WBC Planning Application 250517

Dear Thames Water (Saira Irshad),

Thank you for your email.

As the application is in outline the scale of development is a reserved matter so we only have a parameter plan at this stage with the following information:

420 dwellings
2 form school
1ha employment land
GP surgery

It is not appropriate for this type of application for Officers to request details of the floorspace to be provided. This will be submitted at reserved matters stage.

I would suggest that if there are any serious concerns regarding drainage capacity due to the size of any particular unit conditions could be suggested which could limit a maximum floorspace.

Kind Regards,
Helen

Helen Maynard MRTPI
Team Manager - Development Management & Compliance (Specialist) Wokingham Borough Council
Email: helen.maynard@wokingham.gov.uk
Telephone: 01182378636
Mobile: 07809311547

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Please submit your application electronically via the Planning Portal website

at: <https://eur01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.planningportal.co.uk%2F&data=05%7C02%7Cdevcon.team%40thameswater.co.uk%7Cdd868ae8a194408a79d708dd6d321926%7C557abecd32144fbb8e51414b68ebb796%7C0%7C0%7C638786784149221293%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMlslkFOljoIjTWFPpbGZs%3D%3D%7C0%7C%7C%7C&sdata=lv6aZ8Bf9WXrh6SuoUFj0ld0v2VJQDsSaFNMw2H1J90%3D&reserved=0>

[ljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=wI2En2lcvaXZ%2BTlchRDmfypg%2BtLW%2BABn3phde6Ay1FE%3D&reserved=0](#) In order to ensure that your application is validated quickly, please check the Council's Local Validation List and ensure all necessary plans, documentation and fee are submitted with your application. The Council has introduced a procedure whereby applications which are still missing plans, documentation or a fee after 28 days will be closed and where a fee has been paid it will be returned. This will not prevent you from resubmitting a fresh application at a later date. Please note this email constitutes an Officer opinion only, it is given without prejudice and does not constitute any formal determination under the Town and Country Planning Act.

-----Original Message-----

From: Development Control <development.control@wokingham.gov.uk>
Sent: 27 March 2025 11:38
To: Helen Maynard <Helen.Maynard@wokingham.gov.uk>
Subject: FW: WBC Planning Application 250517
Importance: High

Hi Helen,

Please see the email below in relation to the above application.

Kind Regards,
Hannah Wilson
Planning Technician (Development Management) Wokingham Borough Council
Email: development.control@wokingham.gov.uk

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Please submit your application electronically via the Planning Portal website:

<https://eur01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.planningportal.co.uk%2F&data=05%7C02%7Cdevcon.team%40thameswater.co.uk%7Cdd868ae8a194408a79d708dd6d321926%7C557abecd32144fbb8e51414b68ebb796%7C0%7C0%7C638786784149249459%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFPbClslldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=q4797jAEImCTYsu%2FjLLrBOSMb5AldJsUH%2FnmoN8SwGw%3D&reserved=0>. In order to ensure that your application is validated quickly, please check the Council's Local Validation List and ensure all necessary plans, documentation and fee are submitted with your application. The Council has introduced a procedure whereby applications which are still missing plans,

documentation or a fee after 28 days will be closed and where a fee has been paid it will be returned. This will not prevent you from resubmitting a fresh application at a later date.

We have provided a

<https://eur01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.wokingham.gov.uk%2Fplanning%2Fapplying-planning-permission%2Ffrequently-asked-questions&data=05%7C02%7Cdevcon.team%40thameswater.co.uk%7Cdd868ae8a194408a79d708dd6d321926%7C557abecd32144fbb8e51414b68ebb796%7C0%7C0%7C638786784149261362%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=ThoTB8pMO8VB9fxRaGwulPZ1DrVDpAWLDCEAL16cWfQ%3D&reserved=0> page to help with understanding the planning process.

From 1st April 2025 a fee will be payable for all invalidated applications that are subsequently returned because validating information is not received within 28 days. Payment will be deducted from the application fee at the rates outlined below and the balance refunded:

- Householder Applications - £50
- Minor Applications - £100
- Major Applications - £200

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-----Original Message-----

From: Devcon Team <devcon.team@thameswater.co.uk>

Sent: 27 March 2025 11:32

To: Planning Enquiries <planning.enquiries@wokingham.gov.uk>; Development Control <development.control@wokingham.gov.uk>

Subject: RE: WBC Planning Application 250517

Importance: High

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Good Afternoon,

This is a chase e-mail.

Having reviewed the application and documents attached there is missing information relating to the school, commercial and Doctors surgery. There are no SQM figures available and no pupil numbers for the primary school.

Without this we are not able to provide a formal response, we need this to understand if we have capacity for surface and foul water.

I look forward to hearing from you.

Kind Regards,

Saira Irshad
Development Planner
Asset Management & Engineering
Tel: 0203 577 9956
devcon.team@thameswater.co.uk

Maple Lodge STW, Denham Way, Rickmansworth, WD3 9SQ

-----Original Message-----

From: Devcon Team

Sent: 14 March 2025 15:55

To: development.control@wokingham.gov.uk; planning.enquiries@wokingham.gov.uk

Subject: RE: WBC Planning Application 250517

Good Afternoon,

Thank you for your e-mail.

Having reviewed the application and documents attached there is missing information relating to the school, commercial and Doctors surgery. There are no SQM figures available and no pupil numbers for the primary school.

Without this we are not able to provide a formal response, we need this to understand if we have capacity for surface and foul water.

I look forward to hearing from you.

Kind Regards,

Saira Irshad
Development Planner
Asset Management & Engineering
Tel: 0203 577 9956
devcon.team@thameswater.co.uk

Maple Lodge STW, Denham Way, Rickmansworth, WD3 9SQ

-----Original Message-----

From: development.control@wokingham.gov.uk <development.control@wokingham.gov.uk>

Sent: 13 March 2025 16:22

To: Devcon Team <devcon.team@thameswater.co.uk>

Subject: WBC Planning Application 250517

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Dear Consultee,

Please see the attached document in relation to a consultation about the above planning application.

Kind regards,

Development Management & Compliance

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