

21st May 2026

Planning Department
Development Management,
Wokingham Borough Council,
Civic Offices, Shute End,
Wokingham,
RG40 1BN

Your Ref: 2600304

Our Ref: DEV/703/LPA/OUT/RM/02

To whom it may concern,

Land at Bridge Farm, Twyford – Planning Approval Notice Ref. 212720

Further to comments received on application 260304 for condition 47 from consultee Thames Water please see below our response.

Outline Planning (Condition 47) – Piling Method Statement

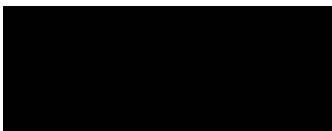
A response was received from the consultee on 26/03/04 confirming rejection of the submitted details. No specific technical justification or additional requirements were provided, other than a general instruction to adhere to relevant guidance documentation.

Drawing reference 703-SK-001 clearly identifies the separation distances between the proposed piled plots and the strategic water main. The drawing demonstrates that all piling activities are located in excess of 70 metres from the asset.

In accordance with Thames Water's "*Guidance on piling, heavy loads, excavations, tunnelling and dewatering*" (Page 5), a minimum standoff distance of 15 metres is required for piling works in proximity to strategic assets. The proposed works therefore exceed this requirement by a substantial margin indicating full compliance with the relevant guidance.

Yours sincerely

for and on behalf of Croudace Homes Ltd



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