



Ms Sarah Howell – Croudace Homes Ltd
Croudace House
Tupwood Lane
CATERHAM
CR3 6XQ

21 January 2026



Pre-planning enquiry: Confirmation of sufficient capacity (foul water)

Site address: Land off School Road, Arborfield Cross, Reading RG2 9NX

Dear Ms Howell,

Thank you for providing information on your [proposed development of 70 houses with foul water discharge pumped at 4.4 l/s to the 175 mm Ø foul water sewer upstream of manhole ref. SU76666901.](#)

We have completed the assessment of the [foul water](#) flows based on the information submitted in your application with the purpose of identifying sewerage capacity within the existing Thames Water sewer network.

Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the nearby [foul water](#) sewer network to serve your development.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, up to a maximum of three years.

[You'll need to keep us informed of any changes to your design – for example, an increase in the number/density of units. Such changes could mean that there is no longer sufficient capacity.](#)

Surface Water

In accordance with the Building Act 2000 Clause H3.3, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable.

Where disposal of surface water is other than to a public sewer, the developer shall ensure that approval for the discharge has been obtained from the appropriate authorities.

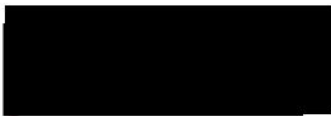


What happens next?

Please make sure to submit your sewer connection application, giving us at least 21 days' notice of the date you wish to make your new connection(s).

If you have any queries, please give me a call on 07747 644 979 (9am to 5pm, Monday to Friday) or email developer.services@thameswater.co.uk.

Yours sincerely,



Nicholas Short BSc (Hons)

Adoption & Pre-planning Engineer

Waste Adoptions Thames Valley & Home Counties

Service Delivery