

30th October 2025

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

Your Ref: TBC

Our Ref: DEV/703/OUT/03

To whom it may concern,

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

Please find enclosed our application for the discharge of the following conditions:

Condition 46 – Water Main Works

In support of our application to discharge the above conditions, please find enclosed the following information:

- 703-SK-035 - Development and Water Main Location Plan.
- Twyford Section 278 Drawings (Reduced Package).

The above layout, submitted as part of seeking condition discharge, highlights that the proposed development is positioned at a distance greater than 5 meters from the existing Thames Water main, as stipulated by the associated outline planning condition.

Croudace Homes are aware that the proposed S278 highway works reside within the vicinity of the existing water main however, and we are subsequently in the process of liaising directly with Thames Water regarding this matter.

It is duly noted that consultation is still underway regarding Croudace Homes' S278 application, submitted to Wokingham Borough Council on the 31 July 2025. Croudace Homes are therefore awaiting final S278 designs to receive approval, and subsequently cannot progress the agreed S278 designs with Thames Water in order to determine the full scope of works potentially required to the existing water main.

On this basis, Croudace Homes seeks condition discharge in principle, based upon the notion that the proposed development is positioned at a minimum of 5m from the existing Thames Water main. We propose to then seek condition discharge in its entirety, once the S278 designs have been approved by Wokingham Borough Council and subsequently finalised designs and full scope of works confirmed in consultation with Thames Water.

We trust that the above proposal is a reasonable suggestion for Wokingham Borough Council's consideration.

Condition 49 – Source Protection

In support of our application to discharge the above conditions, please find enclosed information:

- 230918_332610041_Twyford_Nutrient Budget Calculation.
- LP3302 Twyford Bridge Phase II Investigation Issue.
- LP3408 Twyford Bridge Farm DPSH Report Issue 1.

We trust the above and enclosed is sufficient information to meet the approval of the Council.

Yours sincerely
for and on behalf of Croudace Homes Ltd

Jonathan Abel

Engineer

