

PLANNING REF : 260069  
PROPERTY ADDRESS : 39 Foxborough Swallowfield  
: Reading, Berkshire  
: RG7 1RW  
SUBMITTED BY : Mr Philip Guard  
DATE SUBMITTED : 30/01/2026

COMMENTS:

Vistry have requested discharge of Condition 8 with the drawings 2507070-ACE-XX-XX-DR-C-1201-Rev P5-Section 104 Drainage Layout and 2507070-ACE-XX-XX-DR-C-1224-Rev P1-Section 104 Drainage Long sections Sheet 4. Condition 8 states - No development hereby permitted shall commence until details of the means of foul sewerage disposal have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

This does not meet the requirements as it only provides a drawings of pipe layout on site and does not address disposal from the community as intended by the Planning Inspector. This is clarified in clause 63 of the Planning Inspectors Decision as follows:

63. I have imposed 2 conditions having regard to the consultation response from Thames Water and in a modified form with the agreement of the main parties which deal with foul drainage and water supply, the first being a pre-commencement condition and the second a pre-occupation condition. These respond to concerns raised by local residents who have experienced deficiencies in the existing foul drainage system and water supply and are concerned that the development might

exacerbate those problems. While I understand the concerns, it is a matter for the utility provider rather than a developer to respond to existing problems in the sewerage and water networks and to provide additional capacity where required. The conditions are not intended to prevent the development being undertaken but to enable the Council to confirm that capacity is available in those systems or that suitable action is being taken by the utility provider to ensure that

additional demand can be met.

It is clear that this increased demand of around 20% (in the village housing stock) from the proposed development cannot be met by the existing infrastructure. In January 2016 A Flood Investigation Report for 2013-14 included the statement from the following: The capacity of the pumping station remains limited however, due to the size of the outlet and rising main. In previous correspondence with the Swallowfield Parish Council, Thames Water has stated that this outlet cannot be upgraded due to the 3km of pipe that would need to be replaced.

In 2023 Thames Water sent the following within an email to the council regarding the development requesting the following: "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. A similar caveat was given for the supply of water to the site. No such plan exists and no work has been undertaken

The Flood Investigation Report for 2013-14 stated in clause 3.2.14: Historically sewage water flooding has affected large areas of Swallowfield, with sewage back-up a common occurrence following periods of heavy rainfall. Prior to the winter 2013-14 flood event, the pumps at the Thames Water pumping station were upgraded in an effort to reduce the occurrence of sewage flooding in the village. The capacity of the pumping station remains limited however, due to the size of the outlet and rising main. In previous correspondence with the Swallowfield Parish Council, Thames Water has stated that this outlet cannot be upgraded due to the 3km of pipe that would need to be replaced.

Further recommendations included 3.5.5 It is recommended that Thames Water seal the manhole covers in Swallowfield to prevent the ingress of flood water into the foul sewer system in this area and hopefully sustain capacity for longer during future flood events. 3.5.6 The potential for increasing the wet well at the Thames Water Pumping Station should be investigated to determine whether this well can feasibly provide additional capacity for Swallowfield and help relieve sewage issues in the village following periods of heavy rainfall.

3.5.7 In addition to investigating the potential for increasing the wet well, the feasibility of providing a second outfall and parallel rising main from the pumping station should be determined in order to increase the capacity of the pumping station and reduce the incidences of sewage back-up and sewage flooding in Swallowfield. At the time of commenting after more than a week of emergency activity at the pumping station following non-exceptional weather, it is clear Thames Water have not increased the capacity in any way and once again we have sewage back-up in the village. Until this is resolved by all the relevant parties the condition must not be discharged. It is unacceptable for any such events to occur let alone permit activity which will add to the problem.