

Technical Note

Project:	Bridge Farm, Twyford	SMA Ref:	7236.TN05
Subject:	Response to Twyford Parish Council Comments		
Prepared by:	MLP	Date:	22.04.25
Checked by:	JOK	Date:	23.04.25

1.0 INTRODUCTION

- 1.1. This Technical Note has been produced by Stuart Michael Associates on behalf of Croudace in response to Twyford Parish Council comments on planning application 243124.
- 1.2. A copy of the Parish Council comments is included with **Appendix A**.

2.0 RESPONSE TO COMMENTS

COMMENTS:

Twyford Parish Council's Planning & Amenities Committee wish to object to this application until a clearer plan for dealing with the increase in pressure on the sewage treatment works as well as answers on impact of groundwater flooding and upstream impacts and potential service charge costs to the residents, are provided.

SMA Response:

- 2.1. The development is in the Reserved Matters stage and has outline approval (Ref: 212720). Within the outline application, a pre-planning enquiry from Thames Water regarding the capacity of the foul sewer. The letter, dated 25 May 2021, stated:

“... there will be sufficient sewerage capacity in the adjacent 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, to a maximum of three years.”
- 2.2. An updated capacity check was received from Thames Water, dated 15 November 2024, which states:

“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 adjacent 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, to a maximum of three years.”
- 2.3. A copy of the updated capacity check is included as **Appendix B**.
- 2.4. Groundwater monitoring has been undertaken at the site, with the results shown within SMA Ref 7236.TN02. The highest recorded groundwater level from the monitoring was 1.23mbgl on 26/02/2024, which is approximately 34.63mAOD. SuDS features will be lined with an impermeable membrane which will prevent groundwater ingress/seepage from any local groundwater into the SuDS features.
- 2.5. No finished floor levels are set lower than 35.83mAOD. The plan provided shows that the FFLs are above the required level, with the lowest FFL set at 36.300mAOD. The required level is that set by the LLFA within Condition 25 of the approved application, based on the flood level. The

data provided from 1929 within a neighbour comment from Richard H Thomas, dated 06/01/2025, indicates a rest water level of 35.75m AOD, below the FFLs proposed.

Appendix A

Parish Council Comments

PLANNING REF : 243124
PROPERTY ADDRESS : PO Box 8250
: Reading
: RG6 9SZ
SUBMITTED BY : Twyford Parish Council
DATE SUBMITTED : 03/04/2025

COMMENTS:

Twyford Parish Council's Planning & Amenities Committee wish to object to this application until a clearer plan for dealing with the increase in pressure on the sewage treatment works as well as answers on impact of groundwater flooding and upstream impacts and potential service charge costs to the residents, are provided.

Appendix B

Thames Water Capacity Check



Megan Potter

Stuart Michael Associates
Coombe House
Coombe Square
Thatcham
RG19 4JF



15 November 2024

Pre-planning enquiry: Confirmation of sufficient capacity

Site: Bridge Farm, Twyford, Berkshire, RG10 9RU

Dear Megan,

Thank you for providing information on your development.

Proposed site: The construction of 200 houses

Proposed foul water: The foul water to discharge via gravity. 41 units to discharge to MHREF5502, 51 units to discharge to MHREF2502, 108 units to discharge to new manhole upstream of MHREF1601.

Proposed surface water: The Surface water to be self-contained as is not part of this application

We have completed the assessment of the foul water flows and surface water run-off based on the information submitted in your application with the purpose of assessing 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 adjacent 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, 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 or density of homes. Such changes could mean there is no longer sufficient capacity.

Trade Effluent

Please be advised a Trade Effluent consent will be required to discharge trade effluent into the public sewer. Trade effluent can be best described as anything other than domestic sewage (toilet, bath or sink waste and groundwater) or uncontaminated surface water and roof drainage (rainwater). Applications should be made at <https://www.thameswater.co.uk/wholesale/trade-effluent> and for enquiries, please contact our trade effluent team by phone on 0203 577 9200 or via email at trade.effluent@thameswater.co.uk.



Diversion

If there are existing public sewers crossing the site. New buildings will need to be kept between 3 and 6.5m away from existing sewer depending on the size and depth of the sewer. Alternatively, it may be possible for sewers to be diverted around the new development. If you wish us to review a diversion proposal, please submit this via a Section 185 Diversion application. On some occasions it may be possible to abandon existing public sewers. Please contact us for further information on this process.

What happens next?

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

If you have any further questions, please contact me on 0800 009 3921.

Regards

Steve Knight

Developer Services – Adoptions Engineer

0800 009 3921 – Help Desk

Get advice on making your sewer connection correctly at connectright.org.uk

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at developers.thameswater.co.uk