

**Drainage and Flood Risk Proof of Evidence
for the Residential Development at
Land North of Reading Road,
Arborfield**

Prepared for Dandara Southern Limited and Elstree Land

Prepared by
Terry Seymour BScEng CEng MICE
Infra Engineering Practice Limited
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Contents

- 1.0 Experience and Qualifications**
- 2.0 Drainage and Flood Risk Issues**
- 3.0 Baseline**
- 4.0 Proposal**
- 5.0 Overcoming the Reasons for Refusal 6**
- 6.0 Water Quality Issues with Arborfield STW**
- 7.0 Updated EA Flood Maps and FRA**
- 8.0 Proposed Access crossing the Main River (with a new culvert or bridge)**
- 9.0 Points Raised**
- 10.0 Conclusion**

Figures

Figure 1: Extract of the flood map for planning .gov.uk website showing Flood Zones

Figure 2: Extract of the flood map for planning .gov.uk website for at least 3.33% (1 in 30) annual likelihood of surface water flooding

Figure 3: Extract of the flood map for planning .gov.uk website for between 0.1% and 1% (between 1 in 1000 and 1 in 100) annual likelihood of surface water flooding

Figure 4: Extract from British Geological Survey Map

Appendices

Appendix A: Illustrative Flow Route Plan

Appendix B: Illustrative Surface Water Flood Risk Mitigation Proposals (FRMP)

Appendix C: Existing Culvert Survey

Appendix D: Site Access Section Detail

I.0 Experience and Qualifications

- I.1. I am Terry Seymour, I hold a Bachelor of Science Degree in Civil Engineering. I am a Chartered Member of the Institution of Civil Engineers.
- I.2. I am the Managing Director of Infrastructure Engineering Practice Limited (I-EP), a Civil Engineering Design Consultancy. I have been involved in the civil engineering industry for over 20 years as a design consultant supporting developments from initial site appraisals, through planning onto construction stage and post completion support. With my experience and involvement in infrastructure design throughout the developments process (conceptual to post completion) I have a clear understanding of the implementation of my design solutions on sites to allow for a more insightful approach at the early design stage of development drainage and SuDS infrastructure. I have been involved in a range of developments including and not limited to residential, commercial, retail and schools acting for residential developers, Local Authorities, Parish Councils and private landowners. Since 2024 I also provide flood risk and drainage consultancy advice to Arun District Council to support their Drainage Officers in reviewing and commenting on planning applications. Notable example projects that I have advised in the south of England include the Land West of Chichester (Whitehouse Farm – circa 1600 new homes) with large supporting surface water drainage basins incorporated within the Country Park; redevelopment of the Former ITV Meridian Studios in Southampton with supporting flood risk mitigation; Kings Chase Phase 2 (circa 309 new homes) Development in Romsey.
- I.3. I have been involved with this Appeal Site since in June 2024, under the employment of RCP Consulting Engineers Ltd, where I prepared the site specific Flood Risk Assessment (FRA) and supporting drainage strategy. I liaised with the surface water hydraulic modellers and architect to assist to develop the masterplan in consideration of the flood mitigation requirements. Following the closure of RCP Consulting Engineers Ltd in October 2025, I was re-engaged in December 2025 in my role as Director of I-EP to update the FRA and in January 2026 instructed to provide evidence on flood risk and drainage issues. I am well versed in the relevant flood risk and drainage policy position in Wokingham.
- I.4. I have visited the site in 2024 and recently in February 2026 and have reviewed the relevant plans and reports for the purpose of the appeal.
- I.5. The evidence I have prepared and provided for this Appeal is true and has been prepared and is given in accordance with the guidance of my professional institution, irrespective of by whom I am instructed. I confirm that the opinions expressed are true and professional.

2.0 Drainage and Flood Risk Issues

- 2.1 The outline planning application (Ref:243099) was submitted to Wokingham Borough Council (WBC) in December 2024 and was supported by a site specific Flood Risk Assessment (FRA) dated November 2024 and prepared by RCP Consulting Engineers Limited (RCPCE) (CD01.11)
- 2.2 A response from WBC Drainage dated 11th December 2024 (CD02.11) was received based on the submitted FRA and recommended “*No objection subject to conditions (and reasons)*”
- 2.3 The Surface Water Hydraulic Modelling Report (SWMR), December 2024, prepared by Ardent Consulting Engineers (CD01.19) was submitted during the application process to Wokingham Borough Council.
- 2.4 The Environment Agency (EA) provided a response dated 23 January 2025 (CD02.16) objecting to the application because “*the proposed development would pose an unacceptable risk of pollution to surface water quality*”, stating the reason as the development would connect to the Arborfield Sewage Treatment Works (STW) and that the EA records indicated that the Arborfield STW was either close to or already exceeding the maximum headroom in its Dry Weather Flow (DWF) permit. The EA advised the following requirements to overcome their objection:

“a Identify the network and/or wastewater treatment works improvements required to provide sufficient capacity, as defined in the water quality assessment, to accommodate the development.

b Include a timeline of the required network and/or wastewater treatment works improvements in relation to the timescales of the development.”

- 2.5 Thames Water (TW) provided a response dated 5 March 2025 (CD01.23) which states that the: “*Arborfield STW is currently compliant and is forecast to remain compliant with its DWF permit throughout the period of 2025 - 2030. We do not therefore agree that this development would contribute to unacceptable levels of water pollution (para 187 NPPF) or adversely affect water quality.*” TW also stated that “*Our business plan for 2025 - 2030 includes upgrades for Arborfield STW which will be delivered during the period and will extend treatment capacity to accommodate projected growth and maintain STW compliance beyond 2030*”
- 2.6 The delegated officer report and Decision Notice published by WBC on the 20 May 2025 (CD03.01) states ten reasons for refusal (RfR)
- 2.7 RfR 6 Impact on the Main River Watercourse relates to flood risk, the wording of which states: “*Part of a main river runs along the southern boundary and insufficient information has been submitted to demonstrate that the proposed development will not adversely impact on flood risk or the watercourse, contrary to policy CC10 of the MDD Local Plan, CPI and CP3 of the Core Strategy, AD4 of the Arborfield and Barkham Neighbourhood Plan and section 14 of the NPPF*”

- 2.8 Subsequent correspondence issued from the EA dated 18 December 2025 (CD17.03.02) provides further consultation in relation to the Appeal. This correspondence highlights and acknowledges that Thames Water had confirmed in December 2024 that the Arborfield STW has a growth scheme in AMP8 to build capacity up to 20236. As a result the EA has requested *“a planning condition which prevents occupation of any of the developments until the planned upgrades at the Arborfield STW are completed to ensure that there is sufficient sewerage capacity to accommodate the development.”*
- 2.9 Further correspondence from the EA to WBC dated 18 December 2025 (CD17.03.01) was issued noting that: *“it came to our attention that the Flood Map for Planning (which relates to fluvial flood risk) has changed in this location. When we commented on this application on 23 January 2025 the site was located in Flood Zone 1. In March 2025 our Flood Map for Planning was updated, and the site now contains small sections of Flood Zones 2 and 3, as shown in the below screenshots. As a result, we would like to support you in your flood risk reason for refusal.”*
- 2.10 Email correspondence dated 24 December 2025 (CD17.04) from the EA to WBC provides a summary of the EA’s comments in relation to the flood risk and the proposed culverting. The EA has stated: *“In March 2025, the Flood Map for Planning was updated and flood risk on this site changed. The site is now located within Flood Zones 1, 2 and 3a. The previously submitted FRA (Proposed Residential Development Land North of Reading Road, Arborfield – 14th November 2024 [Doc ref: DANS-E254-274] – Prepared by Terry Seymour) does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change Planning Practice Guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess whether the development will increase flood risk elsewhere”*

And that: *“The applicant has not assessed the site using the most up to date information available. An FRA needs to be submitted that uses the most up to date data to assess flood risk onsite”*

I-EP has responded to this with an updated FRA (uFRA) (CD17.06) issued on the 16th January 2026.

The EA also noted that they were opposed to the culverting of any watercourse because of *“adverse ecological, flood risk, geomorphological, human safety and aesthetic impacts”*. They noted that *“As submitted, it is unlikely that we would grant a flood risk activity permit for this application.”*

The EA stated the following to overcome their concerns: *“An updated FRA needs to be submitted using the most up to date flood risk data. The applicant should also demonstrate why culverting is both necessary and the only reasonable and practicable alternative. We strongly recommend that an alternative of a clear span bridges is considered or revisions to the site layout. If it is robustly demonstrated that the culverting is both necessary and the only reasonable, practicable alternative, the length of any culvert should be restricted to the minimum necessary to meet the applicant’s objective”*

2.11 The Statement provided by the Environment Agency dated 28 January 2026 (CD17.07.02) noted that they have reviewed the updated FRA (CD17.06) and “*welcome that an assessment of the proposal against the updated Flood Map for Planning has now been completed and that an 8m easement either side of the watercourse will be maintained, however we still have concerns regarding the watercourse crossings*”

2.12 The 28 January EA Statement (CD17.07.02) no longer maintains an objection to the FRA in terms of the base Flood Maps but does raise concern of crossing the main river and would require details of any clear span bridge and associated modelling, I will return to this later in my evidence.

2.13 The EA’s responses give rise to three new points to be addressed in my evidence:

EA Issue 1	The FRA was not updated following updates to the EA’s Flood Maps for Planning in March 2025
EA Issue 2	A Sequential Test would normally be required as the site lies in Flood Zones 2 and 3 unless evidence is provided by way of an updated FRA
EA Issue 3	Details of how the access across the Main River would be constructed as the EA would unlikely grant a flood risk activity permit for the scheme as submitted

2.14 The evidence that I am presenting specifically focuses on the flood risk and drainage matters raised in the RfR6 and the EA Issues 1, 2 and 3.

There also appears to be a potential mis-apprehension of proposals to culvert the ditch along Reading Road to support surface water flood risk mitigation. There are no proposals to culvert or create a new ditch along Reading Road.

3 Baseline

- 3.1 The Appeal site is located within the northern part of Arborfield and is bounded by Reading Road to the south, Church Lane to the west, existing residential and agricultural properties to the north and fields to the east. The existing site comprises of open fields, a paddock and a caravan storage area.
- 3.2 There are existing watercourses within and adjacent to the site, which comprise of an EA designated Main River which runs along the southern boundary of the site and traverses the site, south to north in the western part. There is also an existing ordinary watercourse located along the western boundary of the site adjacent to Church Lane as well as an existing watercourse along the eastern boundary. Within the site is the remnants of an old infilled fishing pond.
- 3.3 Surface water drainage from this part of Arborfield in general appears to be accommodated through a series of open and closed watercourses which run along the existing roads and traverse the site and downstream land to eventually discharge into the River Loddon north west of the site.
- 3.4 The existing site's surface water run-off flows towards the existing watercourse within the western part of this site at which point it enters the "Main River" flowing north and north westwards toward the River Loddon. An illustrative plan based on an extract of the EA's flood map for planning (Main Rivers) is presented in **Appendix A** with the addition of directional flow arrows for clarity.
- 3.5 The inspector is directed to the updated FRA (CD17.06) which includes detailed information relating to the flood risk of the site. Critical to this appeal are the flood risk maps which show that parts of the site are now in Flood Zone 2 and 3. I have copied these below for ease of reference.

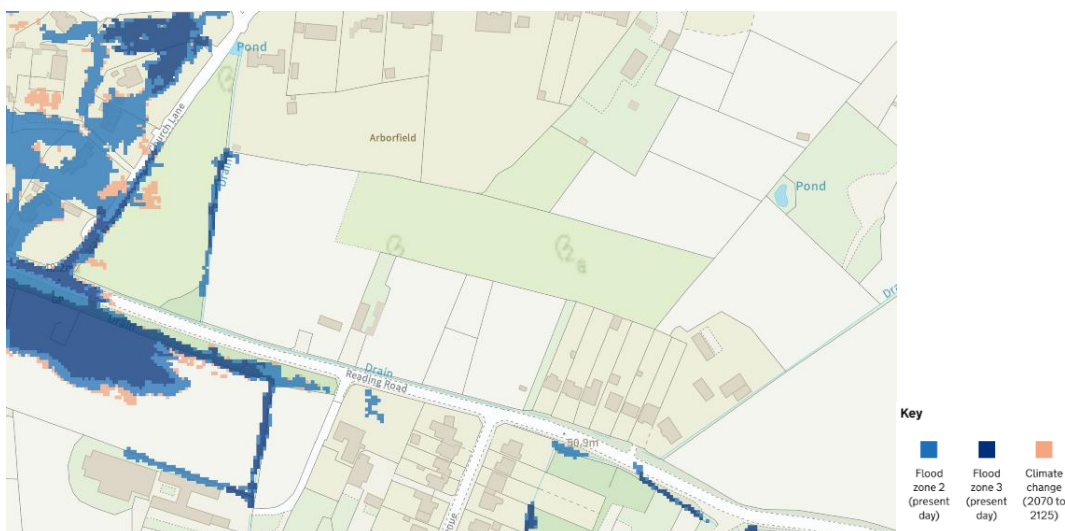


Figure 1: Extract of the flood map for planning .gov.uk website showing Flood Zones 2 and 3

- 3.6 The existing site lies within an area of low, medium and high risk of surface water flooding. **Figure 2** provides extent of annual likelihood of flooding for the 1 in 30 year event and **Figure 3** the extent for the 1 in 1000 year event

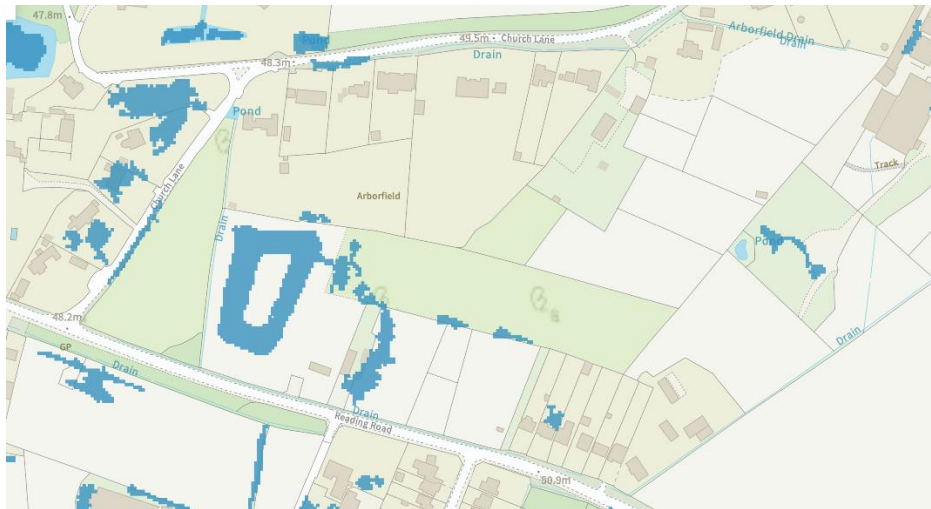


Figure 2: Extract of the flood map for planning .gov.uk website for at least 3.33% (1 in 30) annual likelihood of surface water flooding

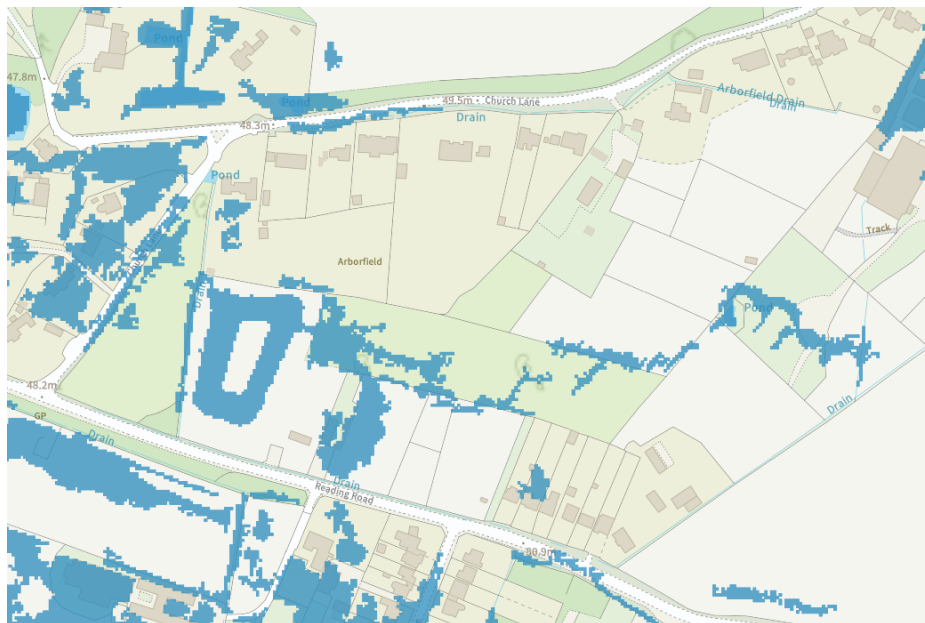


Figure 3: Extract of the flood map for planning .gov.uk website for between 0.1% and 1% (between 1 in 1000 and 1 in 100) annual likelihood of surface water flooding

- 3.7 The WBC Level Strategic Flood Risk Assessment (SFRA) dated May 2023 indicates that the Appeal Site lies within an area of less than 25% of EA areas susceptible to groundwater flooding. Furthermore the JBA Groundwater emergence map provided within the SFRA indicates western parts of the site and a localised central part which may have groundwater emergence between 0.025m to 0.5 below the surface.
- 3.8 A published historic flood event from the winter of 2013/2024 indicated flooding along Church Lane

- 3.9 The British Hydrogeological Survey Maps indicate that the site is underlain by the London Clay Formation with superficial deposit of River Terrace Deposits in the western part of the site and Head Deposit in the centre of the site

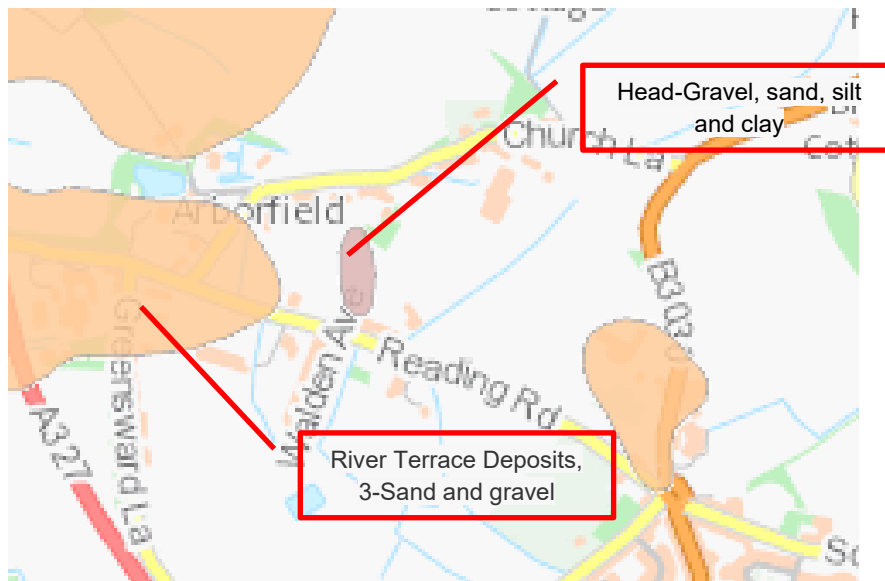


Figure 4: Extract from British Geological Survey Map

- 3.10 The Desk Study and Ground Investigation Report, November 2024 by Wilson Bailey Partnership Limited (CD01.15) indicates the presence of Made Ground and Reworked Topsoil overlying River Terrace and Head Deposits over the clay soils of the London Clay Formation. The groundwater was encountered, at the time of the initial investigations with seepages and inflows in a number of boreholes at depths ranging between 0.5m and 2.0m below ground level.

4 Proposal

- 4.1 The proposed development at the Appeal site comprises of up to 111 residential dwellings with private gardens, access, open space and associated supporting infrastructure.
- 4.2 The proposals are supported by an FRA (CD01.11), which at the request of the EA to update this with most up to date flood mapping for assessment, the uFRA (CD17.06) has been produced. The proposals have not changed as a result of the uFRA which assessed the risk of flooding from all sources as well as providing an outline surface water drainage strategy (DS) to support the development proposals.
- 4.3 The uFRA identified the risk of surface water flooding on the site as well as the potential presence of overland flow routes traversing the site from the north east, east and the south. The uFRA has highlighted that the EA's Risk of Surface Water Mapping is based on high level LiDAR level information and as such to further assess the specific risk to the site would require specific hydraulic modelling based on the site specific topographic survey information. A Surface Water Hydraulic Modelling Report (SWMR), December 2024 (ref: 240660-ACE-XX-XX-RP-C-0321) by Ardent Consulting Engineers (CD01.19) was produced in support of the uFRA and development.
- 4.4 The SWMR produced an initial baseline model which determines the existing 1 in 100 year plus 40% climate change surface water flood extents and flow paths within the Appeal Site and immediate surroundings. The uFRA in conjunction with the SWMR has then developed a series of Surface Water Flood Risk Mitigation Proposals (FRMP) to ensure that the proposed development is not at risk from this existing surface water flooding. In addition to this the FRMP is developed to ensure that the offsite risk of surface water flooding is not increased as a result of the development at the Appeal Site.
- 4.5 The uFRA identifies several measures for implementation within the masterplan to provide the required FRMP and include the following:
 - Cut off swales along the north eastern and eastern boundary of the site to intercept and convey flows through the site;
 - A series of new roadside swales/ditches with extents of new culverts, (where required) to convey the intercepted overland surface water flows to the new surface water storage area;
 - A large surface water storage area (circa 1800 sqm) in the northern part of the site, to provide temporary storage of these incoming overland flows and ensure the development provides the same or betterment of onsite surface water flood storage compared to the existing baseline;
 - Proposed maintenance clearance works to part of the "Main River" in the south western part of the site.
- 4.6 An extract from the Outline Drainage Strategy Drawing IEP_001_022_001 from the uFRA (CD17.06) with only the FRMP is shown for ease of reference has been presented in

Appendix B. This plan has been amended to also provide additional clarity on proposed maintenance works to the existing “Main River” and link in additional new onsite culverts in the provided in the SWMR which were not indicated on the Outline Drainage Strategy Drawing IEP_001_022_001.

- 4.7 The proposed maintenance clearance works within the “Main River” watercourse within the south western part of the site comprises of the removal of sediment and debris build up and follows statutory obligations under the Land Drainage Act 1991 for landowners to ensure watercourses within their ownership are maintained (clear and unobstructed)
- 4.8 The uFRA and supporting SWMR provides details of principles of FRMP to be applied to the outline masterplan and demonstrates that the development of the site can be brought forward with implementation of appropriate mitigation measures incorporated in the final site layout. I would expect that once the site layout is developed, in detail, for the Reserved Matters application, that further surface water modelling will be carried out in conjunction with the details of the final mitigation measures to ensure compliance with the outline principles established in the uFRA.
- 4.9 The onsite surface water drainage strategy (DS) deals with the rainfall fall directly within the site. The DS, is a separate network and strategy to the FRMP, and comprises of a proposed below ground drainage network leading to a new Sustainable Drainage System (SuDS) basin in the south west part of the site. The uFRA demonstrates through supporting modelling calculations that the proposed DS is capable of attenuating surface water for up to the 1 in 100 year plus 45% which is greater than the minimum requirement of 1 in 100 plus 40% climate change applicable for peak rainfall allowances in the Loddon and tributaries Management catchment for Upper end rainfall allowances.
- 4.10 The proposed peak drainage discharge is restricted to the Mean Annual Average Greenfield equivalent run off rate (Q_{bar}) of 1.67l/s/ha.
- 4.11 The DS demonstrates that the principle of development presented within the outline masterplan can be accommodated by an appropriate SuDS strategy and ensuring that the risk of surface water flooding does not increase as result of the development. I would expect the as the site layout is developed in detail for the Reserved Matters Application that a further detailed supporting drainage strategy is produced in conjunction with the detailed layout to ensure that sufficient measures for attenuation of surface water drainage are provided in the finalised detailed layout.
- 4.12 The drainage strategy drawing (DAN/E0254/001A) in the FRA (CD01.11) highlighted the requirement for a new culvert subject to an EA permit to accommodate the new access from Reading Road to serve the development. This culvert was proposed on an assumption that the EA “Main River” at this location consisted of an open watercourse, in the absence of clear topographic information and access at the time at this location due to overgrown under brush.
- 4.13 In January and February 2026 further investigation work carried out at the location of the proposed access, by the Applicant, has provided evidence that the Main River at this

location is not an open watercourse but an existing 300mm culvert. Details of the additional investigation works and drainage survey is provided in **Appendix C**. The proposed access into the site will therefore will make use of the existing culvert and not propose any new culvert. As such the concerns raised by the EA Statement 28 January 2026 (CD17.07.02) relating to access into the site should be addressed as no new bridge or new culvert are proposed and the highways access drawings remain unchanged.

5 Overcoming the Reasons for Refusal 6

- 5.1 The Delegated Officers decision notice sets out RFR 6 as the Impact on the Main River Watercourse relates to flood risk, the wording of which states: *“Part of a main river runs along the southern boundary and insufficient information has been submitted to demonstrate that the proposed development will not adversely impact on flood risk or the watercourse, contrary to policy CC10 of the MDD Local Plan, CPI and CP3 of the Core Strategy, AD4 of the Arborfield and Barkham Neighbourhood Plan and section 14 of the NPPF”*
- 5.2 The reason for refusal does not elaborate upon how or why the proposed development would adversely impact on flood risk and the watercourse, or why the information that was submitted was insufficient for that purpose.
- 5.3 In my opinion I would not consider the need to provide detailed design proposals associated with crossing the Main River as part of an outline planning application necessary since the details of such proposals would need to be submitted through the EA’s own Environmental Permitting system for Flood Risk Activities under the Land Drainage Act 1991 to ensure the they do not adversely impact the flows or increase flood risk. As the masterplan is an outline site layout and the application outline, this would allow for various options to be considered and agreed with the EA and WBC during the detailed Reserved Matters application. Such options could have included but not limited to the provision of a new clear spanning bridge and or a combination of diverting the Main River within the site to offer betterment to the existing Main River. Various options could be considered at the detailed Reserved Matters stage to address the EA’s concern.
- 5.4 Notwithstanding that the EA did not raise any objection to the proposed culvert crossing nor did the WBC Drainage Engineer as Lead Local Flood Authority (LLFA). The RfR 6 makes reference to insufficient information having been submitted to demonstrate that the development will not adversely impact on flood risk or the watercourse.
- 5.5 Following the additional investigations carried out in January and February 2026 and discovery that the main river is an existing 300mm culvert on site at the proposed site access, the detailed site access proposals will not impact this existing culvert nor flows through this existing culverted watercourse, thus the proposed development will not adversely impact on flood risk or the existing watercourse.
- 5.6 The Wokingham Borough Development Plan Adopted Managing Development Delivery Local Plan (MDD Local Plan) Policy CC10: Sustainable Drainage states:

“Policy CC10: Sustainable Drainage

1. All development proposals must ensure surface water arising from the proposed development including taking into account climate change is managed in a sustainable manner. This must be demonstrated through

a) A Flood Risk Assessment, or

b) Through a Surface Water Drainage Strategy.

2. All development proposals must

a) Reproduce greenfield runoff characteristics and return run-off rates and volumes back to the original greenfield levels, for greenfield sites and for brownfield sites both run-off rates and volumes be reduced to as near greenfield as practicably possible.

b) Incorporate Sustainable Drainage Systems (SuDS), where practicable, which must be of an appropriate design to meet the long term needs of the development and which achieve wider social and environmental benefits

c) Provide clear details of proposed SuDS including the adoption arrangements and how they will be maintained to the satisfaction of the Council [as the Lead Local Flood Authority (LLFA)]

d) Not cause adverse impacts to the public sewerage network serving the development where discharging surface water to a public sewer.”

The uFRA provides details of principles of the SuDS proposed to be incorporated within the development as part of the DS and therefore addresses item 1 of this policy. Furthermore calculations demonstrating that the development drainage run off will be restricted to greenfield run-off rates to the existing watercourse and incorporate use of SuDS are included in the uFRA addressing items 2a,2b and 2d of the Policy. Item 2c relating to “clear details of the proposed SuDS with adoption and maintenance arrangements is appropriate of a planning condition with this information generally provided as part of the detailed design stage, as apparent from the proposed conditions in the LLFA’s response (CD02.11) of the 12 December 2024 to the outline application.

5.7 The WBC Core Strategy policy CPI- Sustainable Development states the following in relation to flood risk and drainage:

“3) Limit any adverse effects on water quality (including ground water);

4) Ensure the provision of adequate drainage;

9) Avoid increasing (and where possible reduce) risks of or from all forms of flooding (including from groundwater); “

The uFRA provides proposals for addressing issues with regards to water quality in section 7.4.3 of the uFRA. , through the use of a SuDS Management Train and mitigation in accordance with recommendations made within the SuDS Manual (Ciria 753). The uFRA assesses the pollution hazard level for the residential development as “Low” and through the provision of conveyance of the drainage through the SuDS basin, ponds and bio-retention areas providing the necessary mitigation that exceed the minimum standards set out by the SuDS Manual. As part of the detailed design of the SuDS basins and surface water strategy in support of the Reserved Matters I would expect to see further details incorporated within the SuDS features to incorporate bio-retention and pond areas within the larger basin as well as seeking to incorporate further SuDS features such as lined permeable paving,

raingardens or swales throughout the development where possible. Again I would only expect this level of detail to be presented at Reserved Matters stage and the current level of detail appropriate for an outline planning application. Items 4 and 9 of policy CPI are addressed in the uFRA which provides a DS to support the outline masterplan proposals we all as assessing the risk of flooding from all sources.

5.8 Core Strategy CP3 – General Principles for development notes that the proposals should:

“c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses”

In terms of drainage and flood risk I can only comment on water courses. The new access into the site and emergency access from Reading Road will all cross the main river at locations where the watercourse is already culverted. The pedestrian link to Church Lane will cross an existing ordinary watercourse but details of proposals including any enhancement works to the existing watercourse at this location can be secured through the Ordinary Watercourse Consent application with the LLFA.

5.9 Policy AD 4 of the Arborfield & Barkham Neighbourhood Plan (ABNP) states the following with respects to drainage and sewerage:

“Planning applications for development must ensure that:

a) The principles of flood risk management, including SuDS are fully addressed at the outline planning stage and, ideally, in pre-application discussions. This includes SuDS maintenance plans and funding for the lifetime of the development.

b) Applications must show how they have addressed Wokingham Borough Council’s SuDS strategy (and any replacement strategy) and have designed appropriate SuDS accordingly.*

c) Confirmation from the water company during planning that there would be adequate capacity in the sewerage system prior to occupation of new homes

d) Provide measures to slow the rate of water run-off by adequate provision of swales, ponds and other SuDS measures.

e) Encourage tree planting to reduce run-off rates. As an ideal a new tree should be planted to replace every one that is removed

f) Account is taken of known local flooding problems (see 6.32 below).”

As I have noted in paragraph 5.6 in my evidence, the provision for SuDS maintenance throughout its lifetime is typically secured through a planning condition. The uFRA provides details of adequate SuDS measures within the DS to accommodate the outline layout and demonstrates that the development can be delivered without increasing the risk of flooding elsewhere, addressing items a,b,d and f. With respects to item c Thames Water has confirmed in their correspondence dated 16 December 2024 (CD02.10) that their existing foul water sewerage network infrastructure capacity that they would not have any objection.

5.10 Section 14 of the NPPF relates to Meeting the challenge of climate change, flooding and coastal change. In terms of planning and flood risk I consider that the uFRA meets the requirements of Section 14 of the NPPF for the following reasons:

- The uFRA has assessed all sources of flooding including the impact for climate change with respects to both the future flood zones and surface water flood risk;
- Paragraph 172 c) states: *“using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management)...”*

In figure 7-3 of the SWMR (CD I.19) it demonstrates through the post development modelling, following implementation of proposed mitigation measures, there is a reduction in surface water flood depths downstream from the development site.

5.11 RfR6 has been overcome and the uFRA(CD I 7.06) establishes that there is no increased risk of flooding on or offsite.

6 Water Quality Issues with Arborfield STW

- 6.1 The EA objected to the outline application per their correspondence of the 23 January 2025 (CD02.16) on the reason that the development would pose an unacceptable risk of pollution to surface water quality, since their records indicated that the Arborfield STW was either close to or exceeding its DWF permit
- 6.2 TW provided a response to the Applicant with respect to this EA correspondence on the 5 March 2025 (CD01.23), stating that: *“Arborfield STW is currently compliant and is forecast to remain compliant with its DWF permit throughout the period of 2025 - 2030. We do not therefore agree that this development would contribute to unacceptable levels of water pollution (para 187 NPPF) or adversely affect water quality.”* TW also stated that *“Our business plan for 2025 - 2030 includes upgrades for Arborfield STW which will be delivered during the period and will extend treatment capacity to accommodate projected growth and maintain STW compliance beyond 2030”*
- 6.3 Correspondence from the EA dated 18 December 2025 (CD17.03.02) provides further consultation in relation to the Appeal. This correspondence highlights and acknowledges Thames Water has confirmed in December 2024 that the Arborfield STW has a growth scheme in AMP8 to build capacity up to 20236. As a result the EA has requested *“a planning condition which prevents occupation of any of the developments until the planned upgrades at the Arborfield STW are completed to ensure that there is sufficient sewerage capacity to accommodate the development.”*
- 6.4 Based on the 5 March 2025 correspondence from TW (CD01.23), capacity has been confirmed and therefore there is no technical justification for the pre-occupation condition proposed by the EA.

7 Updated EA Flood Maps and FRA

- 7.1 The EA raised an additional issue per their correspondence dated 24 December 2025 noting that the FRA (CD01.11) had not taken into account the updated Flood Maps published in March 2025. As a result the site now lies within Flood Zones 1, 2 and 3. As such the EA stated that the FRA: *“does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change Planning Practice Guidance and its site-specific flood risk assessment checklist. The FRA does not therefore adequately assess whether the development will increase flood risk elsewhere”*

And that

“The applicant has not assessed the site using the most up to date information available. An FRA needs to be submitted that uses the most up to date data to assess flood risk onsite”

- 7.2 In response to this uFRA (CD17.06) was produced by I-EP and issued to WBC on the 16 January 2026.

- 7.3 The uFRA has assessed the most up to date published flood maps and determined that localised areas in the western part of the site now lie within Flood Zone 2 and 3. The section 4.2 of the uFRA states that: *“All built development aside from a potential footbridge allowing access to the additional greenspace in the west of the site has been demonstrated to be within Flood Zone 1. No buildings, vehicular access or land level changes are proposed in Flood Zone 2 or 3”*

- 7.4 Paragraph 175 of the NPPF states the following:

“The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).”

- 7.5 Paragraph 027 of the PPG states that:

“In applying paragraph 175 a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied.”

- 7.6 On the basis that the proposals are supported by a site specific flood risk assessment which has demonstrated mitigation of existing surface water flood risk and that there is no proposed built development within Flood Zone 2 and 3 then a Sequential Test is not required.

**7.7 The EA Statement (CD17.07.02) no longer maintains an objection to the uFRA in terms of
the base Flood Maps.**

8 Proposed Access crossing the Main River(with a new culvert or bridge)

- 8.1 It will be necessary to cross the Main River to access the development as well as to facilitate the proposed emergency access located just east of the main access.
- 8.2 As stated in paragraph 4.13 in my evidence, following further onsite investigations which included a trial trench investigation, it has been established that the Main River at the location of the new access is an existing 300mm diameter concrete culvert and not an open watercourse.
- 8.3 The 300mm diameter culvert appears to run from the east to west, with further evidence from an existing manhole located at the bus-stop, adjacent to the Windwhistle, just north off the main carriageway of Reading Road. This existing 300mm diameter culvert is understood to signify the “Main River” recorded from the EA Mapping for this area. The presence of this culvert would also correlate with the lack of evidence of any open watercourse along the north side of Reading Road, east of this bus stop along the existing property frontages and where it crosses beneath Reading Road to the south east. A cross section of the proposed access is presented in **Appendix D** and demonstrates that the proposed access does not change.
- 8.4 As a result of these investigations, neither a new culvert nor clear span bridge is proposed as the new access will be constructed as standard road construction over the existing culvert. This is not dissimilar to the existing arrangements of the existing culvert Main River passing beneath Reading Road and beneath the existing property driveways east of the site.
- 8.5 The EA Statement (CD17.07.02) refers to still having concerns regarding the watercourse crossings and that the *“appellant has submitted inadequate information to determine the flood risk and nature conservation and ecology implications of their proposed watercourse crossings.”*
- 8.6 Since crossing the Main River into the site will be via the existing culvert, there will be no change to the existing flows through this culvert as a result of the new access and thus no increased flood risk or adverse impacts to the watercourse as a result of the construction of this new access. As such the objection raised by the EA (CD17.07.02) should then fall away since no new culvert or bridge is proposed to cross the Main River to access the site.

9 Points Raised

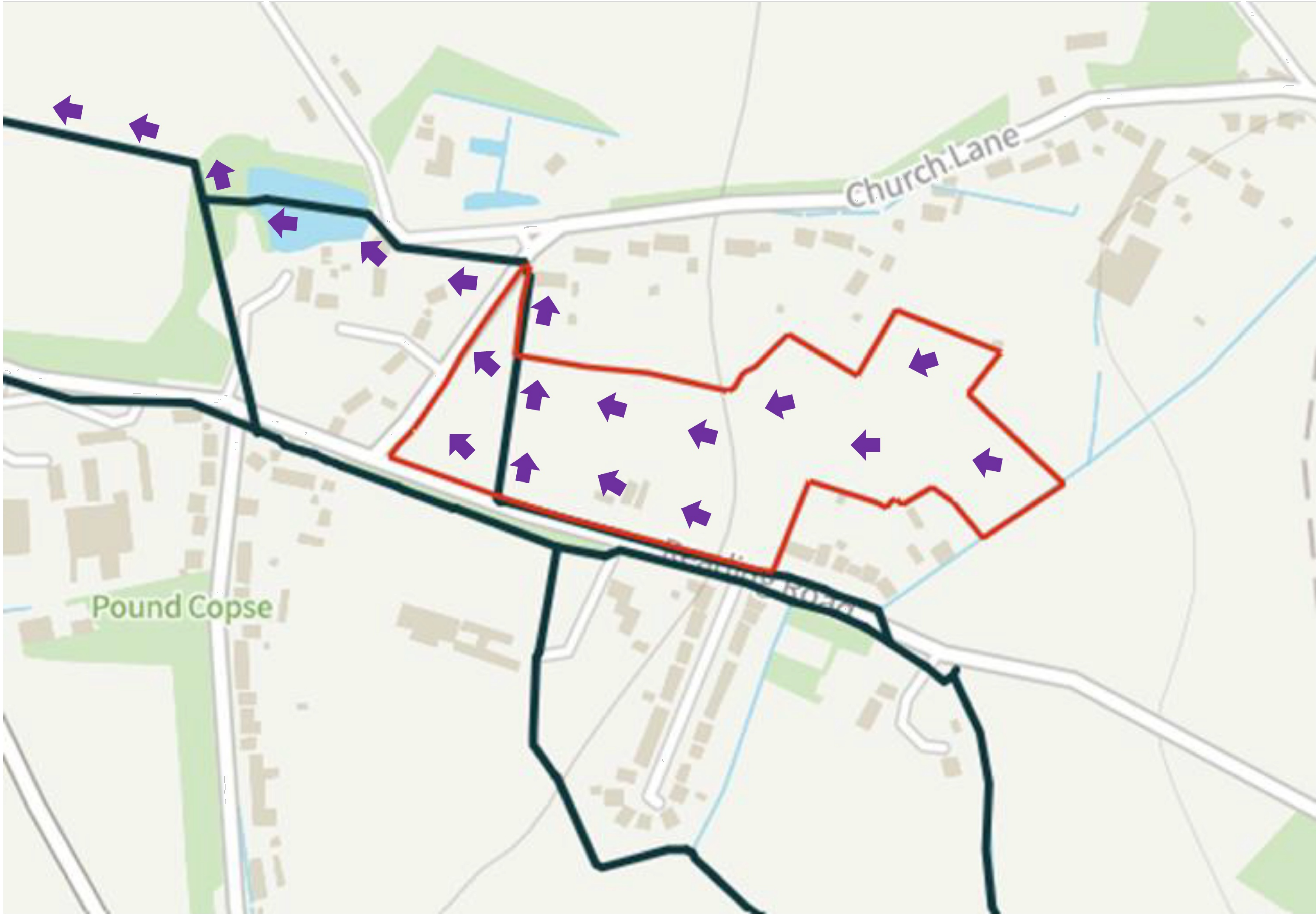
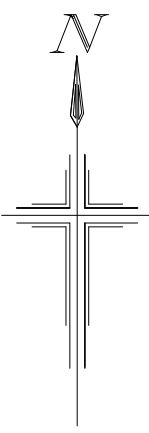
- 9.1 As detailed in Section 2 of my evidence a number of “EA Issues” was identified from the EA response CD (CD17.04) and EA Statement (CD17.07.02)
- 9.2 This section of my evidence addresses the drainage and flood risk matters raised in the EA Issues 1, 2 and 3 to demonstrate that the development will not have an adverse impact to flood risk
- 9.3 EA Issue 1 refers to the FRA (CD01.11) not being updated following updates to the EA’s Flood Maps for Planning published in March 2025
- 9.4 As detailed in Section 7 of my evidence, the uFRA (CD17.06) was updated in January 2026 and considers the most up to date flood maps and demonstrates that the proposed built development will not impact the areas Flood Zone 2 and 3. On this basis I consider that the EA Issue 1 is addressed.
- 9.5 EA Issue 2 refers to whether a Sequential Test would normally be required as the site lies within Flood Zone 2 and 3 unless evidence is provided by way of an updated FRA
- 9.6 I have referred to the uFRA (CD17.06) in Section 7 of my evidence which addresses the issues of the updated Flood Maps and the site now falling within extents of Flood Zone 2 and 3. In addition in paragraph 7.3 to 7.6 of my evidence I have referred to the mitigation measures presented within the uFRA and that in accordance with the Paragraph 175 of the NPPF and Paragraph 027 of the PPG that a Sequential Test is not required. On this basis I consider the EA Issue 2 is addressed.
- 9.7 EA Issue 3 refers to the details of how the access across the Main River would be constructed as the EA would unlikely grant a flood risk activity permit for the scheme as submitted.
- 9.8 Section 8 of my evidence provides clarity on the proposed crossing of the Main River which is not by a new culvert but by making use of the existing culvert, thus not impacting the flows on this existing watercourse. On this basis I consider the EA Issue 3 is addressed.
- 9.9 For the reasons set out above and detailed in my evidence I consider that the EA Issues raised by the Council with respects to drainage and flood risk matters have been appropriately addressed.

10 Conclusion

- 10.1 In conclusion and specific to drainage and flood risk matters, the Appeal Site proposals have been shown within my evidence to accord with Section 14 of the NPPF, Policies CPI and CP3 of the WBC Core Strategy, Policies CC09 and CC10 of the WBC MDD Local Plan and AD4 of the ABNP.
- 10.2 Furthermore and in context of paragraph 172c of the NPPF and as I have referred in paragraph 5.10 of my evidence, the proposed surface water flood mitigation strategy that supports the Appeal Site will result in a reduction in existing surface water flood risk downstream of the site.
- 10.3 Based on the evidence provided in this Proof of Evidence, there are no drainage or flood risk reasons to withhold planning permission.

Appendix (A)

Illustrative Flow Route Plan




Main Rivers


Report area


Indicative overland flow

NOTES

- 1. Extract from the flood map for planning (Main Rivers).gov.uk with flow arrows added for clarity

FOR INFORMATION ONLY

Scale @ A1:


NORTH

RevDateDrawnCheckedAuthorised

Date: February 2026

Drawn by : TS

Checked by : LAD

Authorised by : TS

Dwg No: IEP_001_022_003

Rev: -

Project: Land North of Reading Road Arborfield

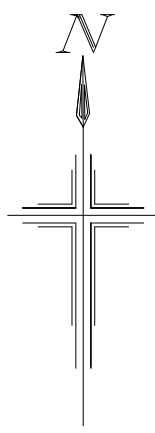
Title: Extract of flood map (Main River).gov.uk website

Client: 


INFRAENGINEERING

Appendix (B)

Illustrative Surface Water Flood Risk Mitigation Proposals (FRMP)



NOTES

1. All dimensions are in metres unless stated otherwise.
2. Do not scale from this drawing. Only written dimensions are to be used.
3. This drawing is based upon DAN-E0254-001 which was originally produced by RCP Consulting Engineers Ltd and Ardent Consulting Engineers Surface Water Hydraulic Modelling Report , December 2024
4. **ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO INFRA ENGINEERING PRACTICE LTD.**

KEY

Site Boundary



Indicative Proposed culvert
(As part of existing surface water flood risk mitigation measures)
(Subject to Detailed Design)



Indicative Proposed cut off/conveyance swale
(As part of existing surface water flood risk mitigation measures)
(Subject to Detailed Design)



Indicative Basin to accommodate compensatory storage requirements for existing flood risk from surface water
(As part of existing surface water flood risk mitigation measures)
(Subject to Detailed Design)



Rev Note

FOR INFORMATION ONLY

Scale @ A1:



Project: Land North of Reading Road
Arborfield

Title: Illustrative Surface Water Flood
Mitigation Proposals

Client: 

Date: February 2026

Drawn by : TS

Checked by : LAD

Authorised by : TS

Org No: IEP_001_022_002

Rev: -



Appendix (C)

Existing Culvert Survey



- NOTES**
1. All dimensions are in metres unless stated otherwise.
 2. Do not scale from this drawing. Only written dimensions are to be used.
 3. This drawing is based upon the findings of the drainage survey investigations carried out by Ultraflow Drainage Maintenance Solutions on the 26/1/26, 03/02/26 and 04/02/26. In addition to this trial trenches investigations carried out by Dandara Southern Limited on the 29/01/2026 confirms the location of the existing 300mm culvert at the location of the proposed access
 4. ANY VARIANCE OR DISCREPANCY MUST BE REPORTED BACK TO INFRA ENGINEERING PRACTICE LTD.

KEY

Approximate alignment and extent of existing 300mm Main River ouliert

Approximate locations of existing manholes, catchpits and gullies

CPx GYx

Rev	Note
-----	------

FOR INFORMATION ONLY

Scale @ A1:

NORTH

Project: Land North of Reading Road Arborfield

Title: Existing Main River Culvert Survey

Client: dandara

Rev	Date	Drawn	Checked	Authorised
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Date: February 2026	Drawn by : TS
Checked by : LAD	Authorised by : TS
Dwg No: IEP_001_022_004	Rev: -



Project

Project Name: Dandora Southern Ltd Arborfield Reading Wincan Report
Project Description: Cctv
Project Number: 181212
Project Status: Complete
Project Date: 1/26/2026
Inspection Standard: MSCC5 Sewers & Drainage GB (SRM5 Scoring)



ULTRAFLOW

DRAINAGE MAINTENANCE SOLUTIONS

Table of Contents

Project Name	Project Number	Project Date
Dandora Southern Ltd Arborfield Reading Wincan Report	181212	1/26/2026

Defect Grade Description (Section)	P-17
Section Profile	P-18
Section Summary	P-23
Node Profile	P-24
Section Item 1: GY1 > Mainline (GY1X)	2
Section Item 4: Ditch > Mainline (DitchX)	3
Section Item 5: GY3 > Mainline (GY3X)	4
Section Item 6: CP1 > MH1 (CP1X)	6
Section Item 7: MH1 > CP2 (MH1X)	8
Section Item 8: CP1 > MH1 (CP1X)	11
Section Item 9: CP2 > CP3 (CP2X)	15
Section Item 10: Ditch > CP1 (DitchX)	16

Defect Grade Description (Section)

Project Name	Project Number	Project Date
Dandora Southern Ltd Arborfield Reading Wincan Report	181212	1/26/2026
1: Brick: No deformation. Minor structural defects. Rigid Pipes: No deformation. Minor structural defects, i.e. open or displaced joints without additional characteristics. Flexible Pipes: Deformation $\leq 5\%$. Acceptable structural condition.		
2: Brick: Deformation $\leq 5\%$. Circumferential cracking. Single longitudinal crack. Surface mortar loss (depth missing < 15 mm). Surface damage - spalling slight (breaking away of small fragments from the surface). Surface damage - wear slight (increased roughness). Rigid Pipes: Deformation $\leq 5\%$. Circumferential cracking. Surface damage - spalling slight (breaking away of small fragments from the surface). Surface damage - wear slight (increased roughness). Flexible Pipes: Deformation $\leq 10\%$. Minimal collapse likelihood in the short term but potential for further deterioration.		
3: Brick: Deformation $> 5\%$. Total mortar loss (depth missing > 50 mm) without other defects. More than one longitudinal crack (at a single location). Multiple cracking. Single bricks displaced. No fracture and only moderate mortar loss. Surface damage - spalling medium (large areas of chipped brick). Surface damage - wear medium (entire surface of brick is missing). Rigid Pipes: Fractures. Longitudinal cracking or multiple cracking. Minor loss of level. Severe joint defects. Surface damage - spalling medium. Surface damage - wear medium. Flexible Pipes: Deformation $\leq 20\%$. Collapse unlikely in the near future but further deterioration likely.		
4: Brick: Total mortar loss (depth missing > 50 mm) or fractured. Displaced/hanging brickwork. Small number of missing bricks. Dropped invert (drop > 20 mm). Moderate loss of level. Surface damage - spalling large (entire surface of brick is missing). Surface damage - wear large (entire surface of brick missing). Rigid Pipes: Broken. Deformation $\leq 10\%$ and fractured. Multiple fracture. Serious loss of level. Serious joint defects with voids or soil visible (open joint with > 50mm soil or void visible or joint displacement $> 25\%$ of diameter). Surface damage - spalling large. Surface damage - wear large. Flexible Pipes: Deformation $\leq 33\%$. Collapse likely in the foreseeable future.		
5: Brick: Already collapsed. Missing invert. Fractured. Displaced/hanging brickwork. Extensive areas of missing brickwork. Rigid Pipes: Already collapsed. Deformation $> 10\%$ and broken or fractured. Flexible Pipes: Deformation $> 33\%$. Collapsed or collapse imminent.		

Section Profile

Project Name Dandora Southern Ltd Arborfield Reading Wincan Report	Project Number 181212	Project Date 1/26/2026
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Circular, 150 mm, 0 mm

Item No.	Upstream Node	Downstream Node	Date	Road	Material	Total Length	Inspected Length
1	GY1	Mainline	1/26/2026	Reading Road	Vitrified clay	2.00 m	2.00 m
5	GY3	Mainline	1/26/2026	Reading Road	Vitrified clay	0.81 m	0.81 m

Total: 2 Inspections x Circular 150 mm, 0 mm = 2.81 m Total Length and 2.81 m Inspected Length

Circular, 300 mm, 0 mm

Item No.	Upstream Node	Downstream Node	Date	Road	Material	Total Length	Inspected Length
4	Ditch	Mainline	1/26/2026	Reading Road	Polyvinyl chloride	3.30 m	3.30 m
6	CP1	MH1	2/3/2026	Reading Road	Concrete	8.21 m	8.21 m
7	MH1	CP2	2/3/2026	Reading Road	Concrete	31.03 m	31.03 m
8	CP1	MH1	2/3/2026	Reading Road	Concrete	43.53 m	43.54 m
9	CP2	CP3	2/4/2026	Reading Road	Concrete	71.86 m	71.74 m
10	Ditch	CP1	2/4/2026	Reading Road	Vitrified clay	11.78 m	11.78 m

Total: 6 Inspections x Circular 300 mm, 0 mm = 169.70 m Total Length and 169.58 m Inspected Length

Total: 8 Inspections = 172.51 m Total Length and 172.39 m Inspected Length

Section Summary

Project Name Dandora Southern Ltd Arborfield Reading Wincan Report	Project Number 181212	Project Date 1/26/2026
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Number of sections	8
Total length of sections	172.51 m
Total length of inspected sections	172.51 m
Total length of not inspected sections	0.00 m
Number of abandoned inspections	4
Number of section inspection photos	82
Number of section inspection videos	8
Number of section inspection scans	0
Number of section inclination measurements	0

PLR:	GY1X	Upstream Node:	GY1
Inspection Direction:	Downstream	Downstream Node:	Mainline
Inspected Length:	2.00 m	Dia/Height:	150 mm
Total Length:	2.00 m	Material:	Vitrified clay

No.	m +	Code	Observation
1	0.00	GY	Start node, gully, reference: GY1
2	0.00	WL	Water level, 5% of the vertical dimension
3	0.36	FM	Fractures, multiple from 12 o'clock to 12 o'clock
4	0.49	H	Hole in drain or sewer at 12 o'clock
5	2.00	BRF	Finish node, major connection without manhole, reference: Mainline

PLR:	DitchX	Upstream Node:	Ditch
Inspection Direction:	Downstream	Downstream Node:	Mainline
Inspected Length:	3.30 m	Dia/Height:	300 mm
Total Length:	3.30 m	Material:	Polyvinyl chloride

No.	m +	Code	Observation
1	0.00	OC	Start node, other special chamber, reference: Ditch
2	0.00	WL	Water level, 20% of the vertical dimension
3	3.30	BRF	Finish node, major connection without manhole, reference: Mainline

PLR:	GY3X	Upstream Node:	GY3
Inspection Direction:	Downstream	Downstream Node:	Mainline
Inspected Length:	0.81 m	Dia/Height:	150 mm
Total Length:	0.81 m	Material:	Vitrified clay

No.	m +	Code	Observation
1	0.00	GY	Start node, gully, reference: GY3
2	0.00	WL	Water level, 5% of the vertical dimension
3	0.81	BRF	Finish node, major connection without manhole, reference: Mainline

Section Summary

Project Name Dandora Southern Ltd Arborfield Reading Wincan Report	Project Number 181212	Project Date 1/26/2026
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PLR:	CP1X	Upstream Node:	CP1
Inspection Direction:	Dow nstream	Downstream Node:	MH1
Inspected Length:	8.21 m	Dia/Height:	300 mm
Total Length:	8.21 m	Material:	Concrete

No.	m +	Code	Observation
1	0.00	CP	Start node, catchpit, reference: CP1
2	0.00	WL	Water level, 20% of the vertical dimension
3	1.07	H	Hole in drain or sew er from 4 o'clock to 7 o'clock
4	1.07	JDL	Joint displaced, large
5	1.99	JDM	Joint displaced, medium
6	1.99	RTJ	Roots, tap at joint
7	2.80	JDL	Joint displaced, large
8	2.80	H	Hole in drain or sew er from 7 o'clock to 1 o'clock
9	2.80	SV	Soil visible beyond defect
10	2.80	VV	Void visible beyond defect
11	3.23	RM	Roots, mass, 20% cross-sectional area loss
12	3.72	DER	Settled deposits, coarse, 25% cross-sectional area loss
13	4.01	RFJ	Roots, fine at joint
14	4.87	RFJ	Roots, fine at joint
15	5.92	RFJ	Roots, fine at joint
16	6.93	RTJ	Roots, tap at joint
17	6.93	RM	Roots, mass, 30% cross-sectional area loss
18	8.21	SA	Survey abandoned

PLR:	MH1X	Upstream Node:	MH1
Inspection Direction:	Dow nstream	Downstream Node:	CP2
Inspected Length:	31.03 m	Dia/Height:	300 mm
Total Length:	31.03 m	Material:	Concrete

No.	m +	Code	Observation
1	0.00	MH	Start node, manhole, reference: MH1
2	0.00	WL	Water level, 25% of the vertical dimension
3	1.56	CN	Connection other than junction at 9 o'clock, 150mm dia
4	11.06	CUW	Loss of vision, camera under water
5	12.45	WL	Water level, 25% of the vertical dimension
6	14.60	JDL	Joint displaced, large
7	20.64	JDM	Joint displaced, medium
8	20.64	RFJ	Roots, fine at joint
9	21.59	RFJ	Roots, fine at joint
10	23.04	CUW	Loss of vision, camera under water
11	23.88	RM	Roots, mass, 40% cross-sectional area loss
12	27.27	RM	Roots, mass, 55% cross-sectional area loss
13	27.93	RM	Roots, mass, 35% cross-sectional area loss
14	29.83	RM	Roots, mass, 30% cross-sectional area loss
15	31.03	CPF	Finish node, catchpit, reference: CP2

Section Summary

Project Name Dandora Southern Ltd Arborfield Reading Wincan Report	Project Number 181212	Project Date 1/26/2026
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PLR: CP1X		Upstream Node: CP1	
Inspection Direction: Upstream		Downstream Node: MH1	
Inspected Length: 43.54 m		Dia/Height: 300 mm	
Total Length: 43.53 m		Material: Concrete	
No.	m +	Code	Observation
1	0.00	MH	Start node, manhole, reference: MH1
2	0.00	WL	Water level, 25% of the vertical dimension
3	7.12	RFJ	Roots, fine at joint
4	8.08	RF	Roots, fine
5	9.13	CXI	Connection defective, connecting pipe is intruding at 3 o'clock, 150mm dia, intrusion: 15%
6	11.22	RFJ	Roots, fine at joint
7	12.50	RFJ	Roots, fine at joint
8	14.32	RM	Roots, mass, 15% cross-sectional area loss
9	15.55	RFJ	Roots, fine at joint
10	17.13	RM	Roots, mass, 25% cross-sectional area loss
11	18.31	RTJ	Roots, tap at joint
12	23.49	RFJ	Roots, fine at joint
13	30.33	WL	Water level, 30% of the vertical dimension
14	31.32	CUW	Loss of vision, camera under water
15	32.93	DER	Settled deposits, coarse, 25% cross-sectional area loss, start
16	34.42	RTJ	Roots, tap at joint
17	35.46	RFJ	Roots, fine at joint
18	36.40	RM	Roots, mass, 20% cross-sectional area loss
19	38.32	RFJ	Roots, fine at joint
20	41.17	RFJ	Roots, fine at joint
21	43.05	RM	Roots, mass, 50% cross-sectional area loss
22	43.53	DER	Settled deposits, coarse, 25% cross-sectional area loss, finish
23	43.53	SA	Survey abandoned
PLR: CP2X		Upstream Node: CP2	
Inspection Direction: Downstream		Downstream Node: CP3	
Inspected Length: 71.74 m		Dia/Height: 300 mm	
Total Length: 71.86 m		Material: Concrete	
No.	m +	Code	Observation
1	0.12	CP	Start node, catchpit, reference: CP2
2	0.24	WL	Water level, 30% of the vertical dimension
3	1.46	WL	Water level, 10% of the vertical dimension
4	2.45	H	Hole in drain or sewer from 9 o'clock to 11 o'clock
5	2.45	VV	Void visible beyond defect
6	2.45	SV	Soil visible beyond defect
7	3.53	RFJ	Roots, fine at joint
8	4.60	RFJ	Roots, fine at joint
9	5.68	RFJ	Roots, fine at joint
10	6.60	RTJ	Roots, tap at joint

Section Summary

Project Name Dandora Southern Ltd Arborfield Reading Wincan Report	Project Number 181212	Project Date 1/26/2026
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No.	m +	Code	Observation
11	8.63	RFJ	Roots, fine at joint
12	11.95	DER	Settled deposits, coarse, 15% cross-sectional area loss, start
13	13.87	JDM	Joint displaced, medium
14	14.85	DER	Settled deposits, coarse, 15% cross-sectional area loss, finish
15	16.00	CN	Connection other than junction at 9 o'clock, 150mm dia
16	16.21	CXI	Connection defective, connecting pipe is intruding at 9 o'clock, 150mm dia, intrusion: 10%
17	17.78	RFJ	Roots, fine at joint
18	18.80	RFJ	Roots, fine at joint
19	19.80	RTJ	Roots, tap at joint
20	20.69	JDM	Joint displaced, medium
21	20.75	WL	Water level, 25% of the vertical dimension
22	21.51	CUW	Loss of vision, camera under water
23	26.71	JDL	Joint displaced, large
24	26.71	WL	Water level, 20% of the vertical dimension
25	29.12	WL	Water level, 5% of the vertical dimension
26	32.38	WL	Water level, 15% of the vertical dimension
27	33.13	JDM	Joint displaced, medium
28	34.33	WL	Water level, 5% of the vertical dimension
29	39.26	WL	Water level, 15% of the vertical dimension
30	41.08	RFJ	Roots, fine at joint
31	41.08	WL	Water level, 25% of the vertical dimension
32	48.11	RFJ	Roots, fine at joint
33	49.15	CUW	Loss of vision, camera under water
34	50.30	WL	Water level, 25% of the vertical dimension
35	53.45	WL	Water level, 5% of the vertical dimension
36	53.45	RM	Roots, mass, 20% cross-sectional area loss
37	54.97	WL	Water level, 15% of the vertical dimension
38	59.79	CUW	Loss of vision, camera under water
39	61.15	H	Hole in drain or sewer from 7 o'clock to 4 o'clock
40	64.96	RM	Roots, mass, 50% cross-sectional area loss
41	65.87	WL	Water level, 20% of the vertical dimension
42	68.15	CUW	Loss of vision, camera under water
43	71.86	SA	Survey abandoned

PLR:	DitchX	Upstream Node:	Ditch
Inspection Direction:	Upstream	Downstream Node:	CP1
Inspected Length:	11.78 m	Dia/Height:	300 mm
Total Length:	11.78 m	Material:	Vitrified clay

No.	m +	Code	Observation
1	0.00	CP	Start node, catchpit, reference: CP1
2	0.00	CUW	Loss of vision, camera under water
3	6.43	WL	Water level, 15% of the vertical dimension
4	8.77	CUW	Loss of vision, camera under water

Section Summary

Project Name Dandora Southern Ltd Arborfield Reading Wincan Report	Project Number 181212	Project Date 1/26/2026
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No.	m +	Code	Observation
5	11.04	H	Hole in drain or sewer from 4 o'clock to 8 o'clock
6	11.04	JDL	Joint displaced, large
7	11.59	H	Hole in drain or sewer from 9 o'clock to 3 o'clock
8	11.78	JDM	Joint displaced, medium
9	11.78	SA	Survey abandoned

Node Profile

Project Name Dandora Southern Ltd Arborfield Reading Wincan Report	Project Number 181212	Project Date 1/26/2026
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Connector Nodes

Node No.	Node ID	Town or Village	Road	Node Depth	Date
3	Mainline	Reading	Reading Road		1/26/2026

Total: 1 Connector Node

Catchpits

Node No.	Node ID	Town or Village	Road	Node Depth	Date
5	CP1	Reading	Reading Road		1/26/2026
8	CP2	Reading	Reading Road		2/3/2026
9	CP3	Reading	Reading Road		2/4/2026

Total: 3 Catchpits

Gullies

Node No.	Node ID	Town or Village	Road	Node Depth	Date
1	GY1	Reading	Reading Road		1/26/2026
6	GY3	Reading	Reading Road		1/26/2026

Total: 2 Gullies

Manholes

Node No.	Node ID	Town or Village	Road	Node Depth	Date
7	MH1	Reading	Reading Road		2/3/2026

Total: 1 Manhole

Other (see comment)s

Node No.	Node ID	Town or Village	Road	Node Depth	Date
2	Ditch	Reading	Reading Road		1/26/2026
4	UKN	Reading	Reading Road		1/26/2026

Total: 2 Other (See Comment)s

Total: 9 Nodes

Completed section inspection

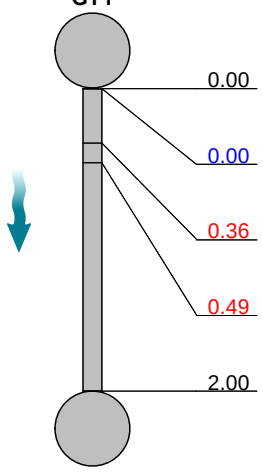


Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
1	1	26/01/26	14:03	.	No Rain Or Snow	Yes	GY1X
Operator A FOX		Vehicle Not Specified		Camera Pushrod	Preset Length 0.30 m	Legal Status Highways Drainage	Alternative ID Not Specified

Town or Village:	Reading	Inspection Direction:	Dow nstream	Upstream Node:	GY1
Road:	Reading Road	Inspected Length:	2.00 m	Upstream Pipe Depth:	0.000 m
Location:	Road	Total Length:	2.00 m	Downstream Node:	MAINLINE
Surface Type:		Joint Length:		Downstream Pipe Depth:	0.000 m
Use:	Surface w ater	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sew er	Dia/Height:	150 mm		
Flow Control:	No flow control	Material:	Vitrified clay		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Routine inspection	Lining Material:	No Lining		

Comments:

Recommendations:

Scale: 1:50	Position [m]	Code	Observation	Grade
Depth: 0.00 m GY1 				
	0.00	GY	Start node, gully, reference: GY1	
	0.00	WL	Water level, 5% of the vertical dimension	
	0.36	FM	Fractures, multiple from 12 o'clock to 12 o'clock	4 / 2
	0.49	H	Hole in drain or sew er at 12 o'clock	4
	2.00	BRF	Finish node, major connection w ithout manhole, reference: Mainline	



GY - 0.00



FM - 0.36



H - 0.49



BRF - 2.00

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
2	160.0	0.0	160.0	4.0	1	1.0	0.0	1.0	2.0

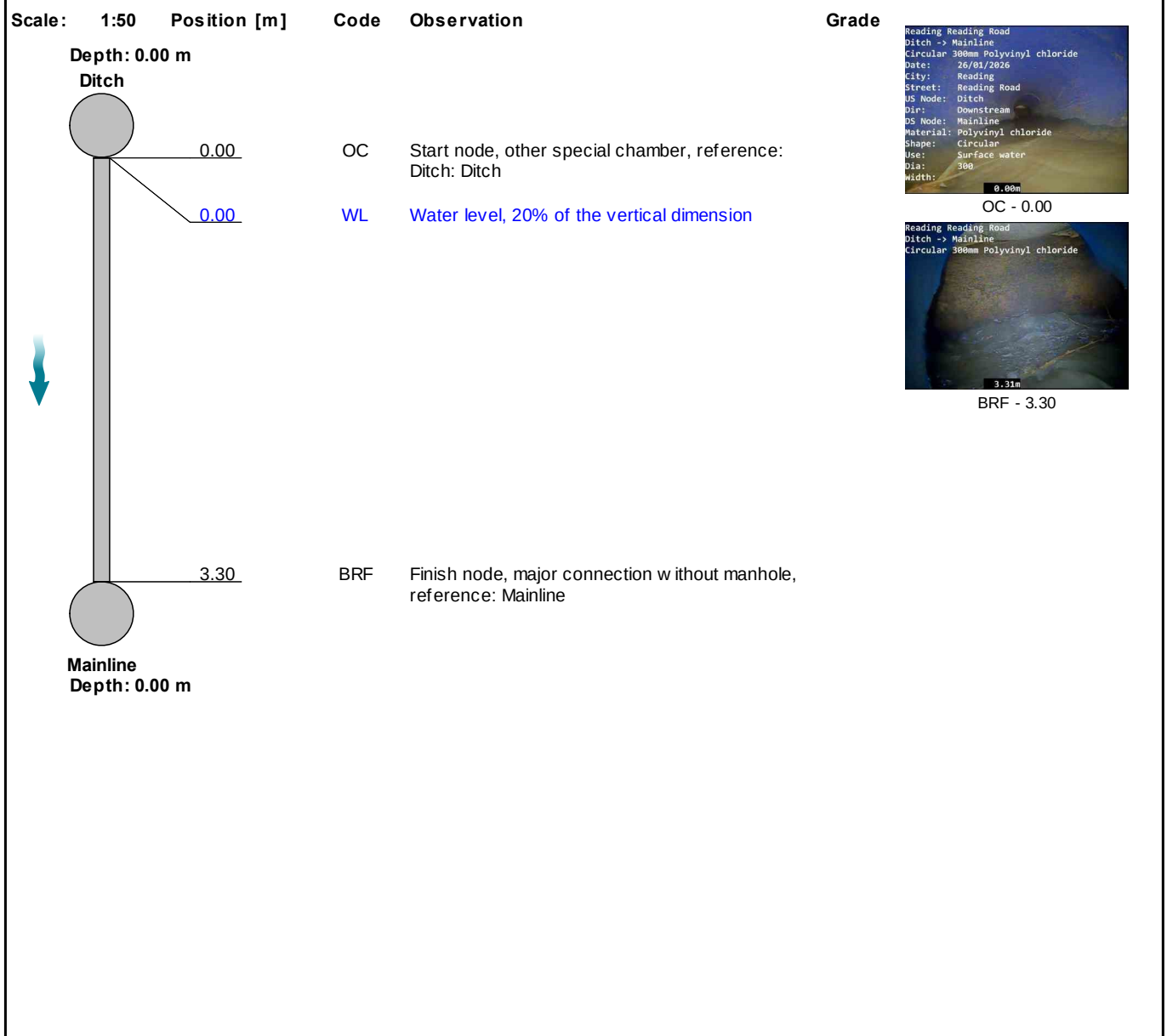
Completed section inspection



Item No. 4	Insp. No. 1	Date 26/01/26	Time 16:54	Client's Job Ref .	Weather No Rain Or Snow	Pre Cleaned Yes	PLR DITCHX
Operator A FOX		Vehicle Not Specified		Camera Crawler	Preset Length 0.60 m	Legal Status Highways Drainage	Alternative ID Not Specified

Town or Village:	Reading	Inspection Direction:	Dow nstream	Upstream Node:	DITCH
Road:	Reading Road	Inspected Length:	3.30 m	Upstream Pipe Depth:	0.000 m
Location:	Road	Total Length:	3.30 m	Downstream Node:	MAINLINE
Surface Type:		Joint Length:		Downstream Pipe Depth:	0.000 m
Use:	Surface w ater	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	300 mm		
Flow Control:	No flow control	Material:	Polyvinyl chloride		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Routine inspection	Lining Material:	No Lining		

Comments:
Recommendations:



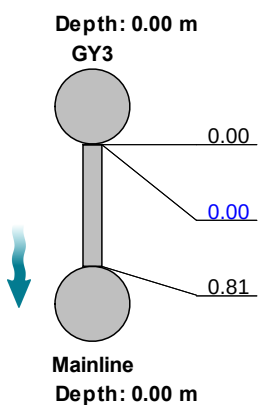
Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

Completed section inspection



Item No. 5	Insp. No. 1	Date 26/01/26	Time 17:17	Client's Job Ref .	Weather No Rain Or Snow	Pre Cleaned Yes	PLR GY3X
Operator A FOX		Vehicle Not Specified		Camera Pushrod	Preset Length 0.30 m	Legal Status Highways Drainage	Alternative ID Not Specified

Town or Village:	Reading	Inspection Direction:	Dow nstream	Upstream Node:	GY3
Road:	Reading Road	Inspected Length:	0.81 m	Upstream Pipe Depth:	0.000 m
Location:	Road	Total Length:	0.81 m	Downstream Node:	MAINLINE
Surface Type:		Joint Length:		Downstream Pipe Depth:	0.000 m
Use:	Surface w ater	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	150 mm		
Flow Control:	No flow control	Material:	Vitrified clay		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Routine inspection	Lining Material:	No Lining		
Comments:					
Recommendations:					

Scale:	1:50	Position [m]	Code	Observation	Grade
					
		0.00	GY	Start node, gully, reference: GY3	
		0.00	WL	Water level, 5% of the vertical dimension	
		0.81	BRF	Finish node, major connection w ithout manhole, reference: Mainline	
					 GY - 0.00  BRF - 0.81

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

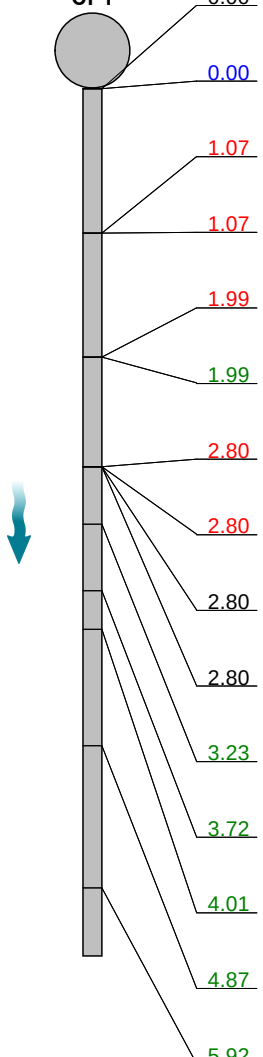
Abandoned section inspection



Item No. 6	Insp. No. 1	Date 03/02/26	Time 10:45	Client's Job Ref .	Weather No Rain Or Snow	Pre Cleaned Yes	PLR CP1X
Operator A FOX		Vehicle Not Specified		Camera Crawler	Preset Length 0.60 m	Legal Status Highways Drainage	Alternative ID Not Specified

Town or Village:	Reading	Inspection Direction:	Dow nstream	Upstream Node:	CP1
Road:	Reading Road	Inspected Length:	8.21 m	Upstream Pipe Depth:	0.000 m
Location:	Road	Total Length:	8.21 m	Downstream Node:	MH1
Surface Type:		Joint Length:		Downstream Pipe Depth:	0.000 m
Use:	Surface w ater	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sew er	Dia/Height:	300 mm		
Flow Control:	No flow control	Material:	Concrete		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Routine inspection	Lining Material:	No Lining		

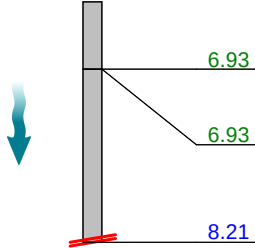
Comments:
Recommendations:

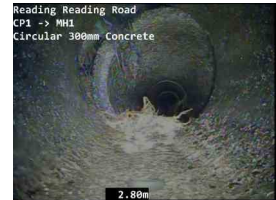
Scale: 1:56	Position [m]	Code	Observation	Grade	
Depth: 0.00 m 					
	0.00	CP	Start node, catchpit, reference: CP1		Reading Reading Road CP1 -> MH1 Circular 300mm Concrete Date: 03/02/2026 City: Reading Street: Reading Road US Node: CP1 Dir: Downstream DS Node: MH1 Material: Concrete Shape: Circular Use: Surface water Dia: 300 Width: 0.00m CP - 0.00
	0.00	WL	Water level, 20% of the vertical dimension		
	1.07	H	Hole in drain or sew er from 4 o'clock to 7 o'clock	5	
	1.07	JDL	Joint displaced, large	1 / 4	Reading Reading Road CP1 -> MH1 Circular 300mm Concrete 1.28m H - 1.07
	1.99	JDM	Joint displaced, medium	1 / 3	
	1.99	RTJ	Roots, tap at joint	4	
	2.80	JDL	Joint displaced, large	1 / 4	Reading Reading Road CP1 -> MH1 Circular 300mm Concrete 1.07m JDL - 1.07
	2.80	H	Hole in drain or sew er from 7 o'clock to 1 o'clock	5	
	2.80	SV	Soil visible beyond defect		
	2.80	VV	Void visible beyond defect		
	3.23	RM	Roots, mass, 20% cross-sectional area loss	5	Reading Reading Road CP1 -> MH1 Circular 300mm Concrete 1.99m RTJ - 1.99
	3.72	DER	Settled deposits, coarse, 25% cross-sectional area loss	4	
	4.01	RFJ	Roots, fine at joint	2	
	4.87	RFJ	Roots, fine at joint	2	
	5.92	RFJ	Roots, fine at joint	2	Reading Reading Road CP1 -> MH1 Circular 300mm Concrete 2.80m JDL - 2.80

Abandoned section inspection

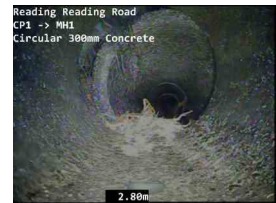


Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
6	1	03/02/26	10:45	.	No Rain Or Snow	Yes	CP1X
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID
A FOX		Not Specified		Crawler	0.60 m	Highways Drainage	Not Specified

Scale:	1:56	Position [m]	Code	Observation	Grade
		6.93	RTJ	Roots, tap at joint	4
		6.93	RM	Roots, mass, 30% cross-sectional area loss	5
		8.21	SA	Survey abandoned: due to root mass	



H - 2.80



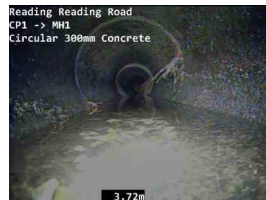
SV - 2.80



VV - 2.80



RM - 3.23



DER - 3.72



RFJ - 4.01



RFJ - 4.87



RFJ - 5.92



RTJ - 6.93



RM - 6.93



SA - 8.21

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
5	167.0	0.0	335.0	5.0	11	15.0	0.0	50.0	5.0

Completed section inspection

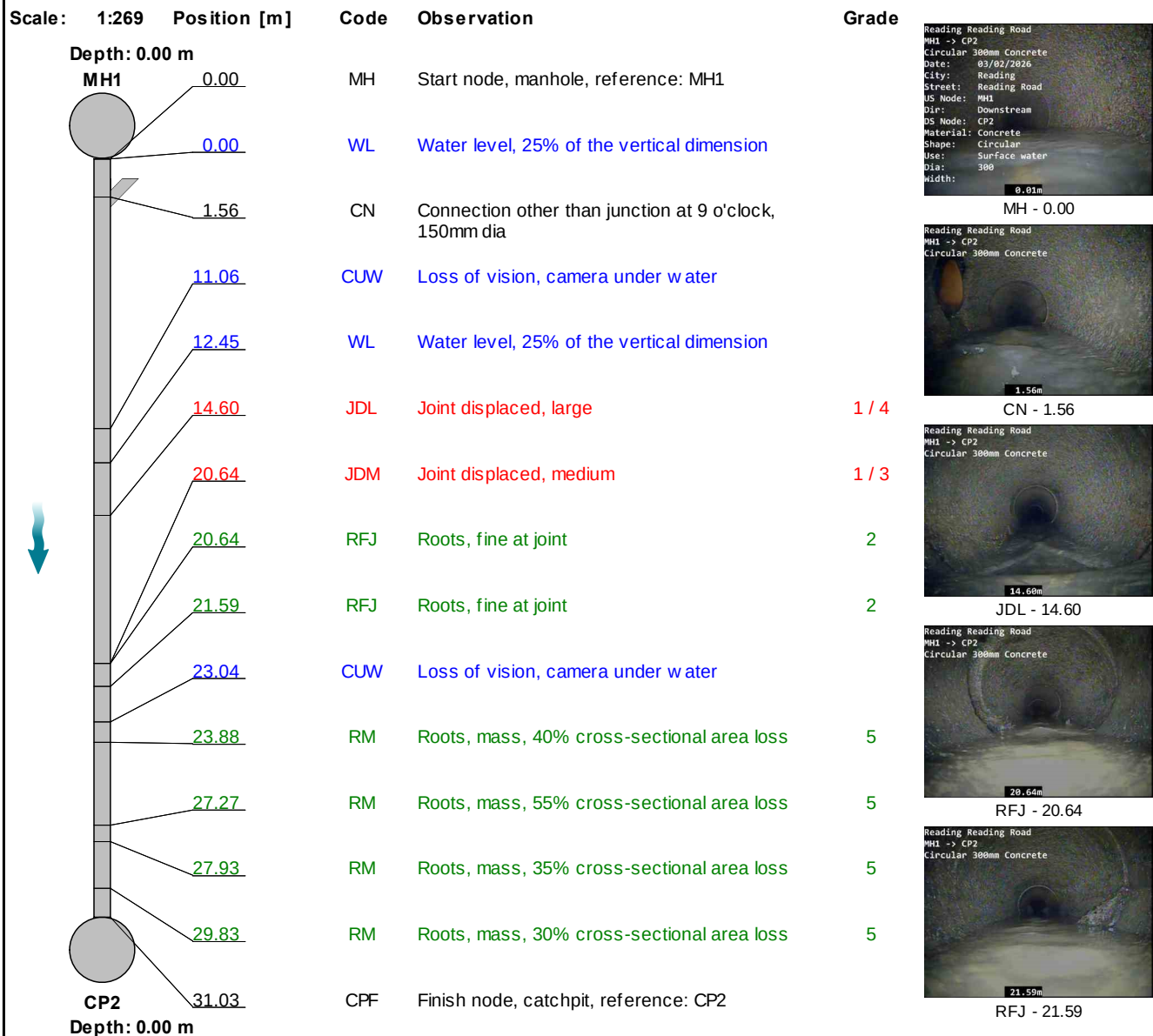


Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
7	1	03/02/26	11:24		No Rain Or Snow	Yes	MH1X
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID
A FOX		Not Specified		Crawler	0.60 m	Highways Drainage	Not Specified

Town or Village:	Reading	Inspection Direction:	Downstream	Upstream Node:	MH1
Road:	Reading Road	Inspected Length:	31.03 m	Upstream Pipe Depth:	0.000 m
Location:	Road	Total Length:	31.03 m	Downstream Node:	CP2
Surface Type:		Joint Length:		Downstream Pipe Depth:	0.000 m
Use:	Surface water	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	300 mm		
Flow Control:	No flow control	Material:	Concrete		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Routine inspection	Lining Material:	No Lining		

Comments:

Recommendations:



Completed section inspection



Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
7	1	03/02/26	11:24	.	No Rain Or Snow	Yes	MH1X
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID
A FOX		Not Specified		Crawler	0.60 m	Highways Drainage	Not Specified



RM - 23.88



RM - 27.27



RM - 27.93



RM - 29.83



CPF - 31.03

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
2	2.0	857.1	3.0	1.0	8	15.0	15428.6	54.0	5.0

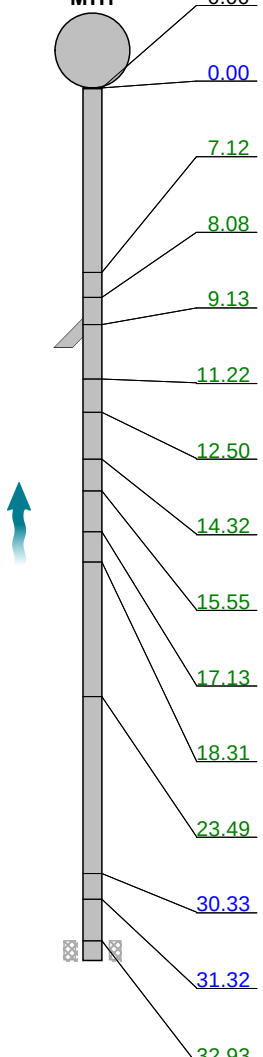
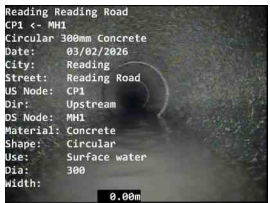
Abandoned section inspection



Item No. 8	Insp. No. 1	Date 03/02/26	Time 11:04	Client's Job Ref .	Weather No Rain Or Snow	Pre Cleaned Yes	PLR CP1X
Operator A FOX		Vehicle Not Specified		Camera Crawler	Preset Length 0.60 m	Legal Status Highways Drainage	Alternative ID Not Specified

Town or Village:	Reading	Inspection Direction:	Upstream	Upstream Node:	CP1
Road:	Reading Road	Inspected Length:	43.54 m	Upstream Pipe Depth:	0.000 m
Location:	Road	Total Length:	43.53 m	Downstream Node:	MH1
Surface Type:		Joint Length:		Downstream Pipe Depth:	0.000 m
Use:	Surface water	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	300 mm		
Flow Control:	No flow control	Material:	Concrete		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Routine inspection	Lining Material:	No Lining		

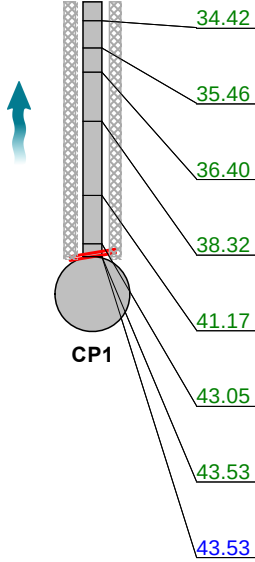
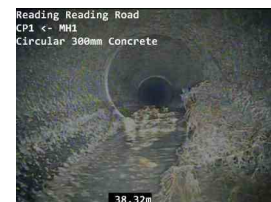
Comments:
Recommendations:

Scale: 1:292	Position [m]	Code	Observation	Grade	
Depth: 0.00 m MH1 					
	0.00	MH	Start node, manhole, reference: MH1		 Reading Reading Road CP1 <- MH1 Circular 300mm Concrete Date: 03/02/2026 City: Reading Street: Reading Road US Node: CP1 Dir: Upstream DS Node: MH1 Material: Concrete Shape: Circular Use: Surface water Dia: 300 Width: 9.00m MH - 0.00
	0.00	WL	Water level, 25% of the vertical dimension		
	7.12	RFJ	Roots, fine at joint	2	
	8.08	RF	Roots, fine	2	 Reading Reading Road CP1 <- MH1 Circular 300mm Concrete RFJ - 7.12
	9.13	CXI	Connection defective, connecting pipe is intruding at 3 o'clock, 150mm dia, intrusion: 15%	3	
	11.22	RFJ	Roots, fine at joint	2	
	12.50	RFJ	Roots, fine at joint	2	 Reading Reading Road CP1 <- MH1 Circular 300mm Concrete RF - 8.08
	14.32	RM	Roots, mass, 15% cross-sectional area loss	3	
	15.55	RFJ	Roots, fine at joint	2	
	17.13	RM	Roots, mass, 25% cross-sectional area loss	5	 Reading Reading Road CP1 <- MH1 Circular 300mm Concrete CXI - 9.13
	18.31	RTJ	Roots, tap at joint	4	
	23.49	RFJ	Roots, fine at joint	2	
	30.33	WL	Water level, 30% of the vertical dimension		 Reading Reading Road CP1 <- MH1 Circular 300mm Concrete RFJ - 11.22
	31.32	CUW	Loss of vision, camera under water		
	32.93	S01 DER	Settled deposits, coarse, 25% cross-sectional area loss, start		

Abandoned section inspection



Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
8	1	03/02/26	11:04	.	No Rain Or Snow	Yes	CP1X
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID
A FOX		Not Specified		Crawler	0.60 m	Highways Drainage	Not Specified

Scale: 1:292	Position [m]	Code	Observation	Grade	
	<u>34.42</u>	RTJ	Roots, tap at joint	4	
	<u>35.46</u>	RFJ	Roots, fine at joint	2	
	<u>36.40</u>	RM	Roots, mass, 20% cross-sectional area loss	5	
	<u>38.32</u>	RFJ	Roots, fine at joint	2	
	<u>41.17</u>	RFJ	Roots, fine at joint	2	
	<u>43.05</u>	RM	Roots, mass, 50% cross-sectional area loss	5	
	<u>43.53</u>	F01	Settled deposits, coarse, 25% cross-sectional area loss, finish	4	
	<u>43.53</u>	SA	Survey abandoned: due to root mass		
Depth: 0.00 m					
   					
   					

Abandoned section inspection



Item No. 8	Insp. No. 1	Date 03/02/26	Time 11:04	Client's Job Ref .	Weather No Rain Or Snow	Pre Cleaned Yes	PLR CP1X
Operator A FOX		Vehicle Not Specified		Camera Crawler	Preset Length 0.60 m	Legal Status Highways Drainage	Alternative ID Not Specified



RM - 43.05



SA - 43.53

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	17	20.0	0.0	115.0	5.0

Abandoned section inspection



Item No. 9	Insp. No. 1	Date 04/02/26	Time 13:35	Client's Job Ref .	Weather No Rain Or Snow	Pre Cleaned Yes	PLR CP2X
Operator A FOX		Vehicle Not Specified		Camera Crawler	Preset Length 0.60 m	Legal Status Highways Drainage	Alternative ID Not Specified

Town or Village:	Reading	Inspection Direction:	Downstream	Upstream Node:	CP2
Road:	Reading Road	Inspected Length:	71.74 m	Upstream Pipe Depth:	0.000 m
Location:	Road	Total Length:	71.86 m	Downstream Node:	CP3
Surface Type:		Joint Length:		Downstream Pipe Depth:	0.000 m
Use:	Surface water	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	300 mm		
Flow Control:	No flow control	Material:	Concrete		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Routine inspection	Lining Material:	No Lining		

Comments:

Recommendations:

Scale: 1:197	Position [m]	Code	Observation	Grade	
Depth: 0.00 m CP2					
	0.12	CP	Start node, catchpit, reference: CP2		Reading Reading Road CP2 -> CP3 Circular 300mm Concrete Date: 04/02/2026 City: Reading Street: Reading Road US Node: CP2 Dir: Downstream DS Node: CP3 Material: Concrete Shape: Circular Use: Surface water Dia: 300 Width: 0.24m CP - 0.12
	0.24	WL	Water level, 30% of the vertical dimension		
	1.46	WL	Water level, 10% of the vertical dimension		
	2.45	H	Hole in drain or sewer from 9 o'clock to 11 o'clock	4	Reading Reading Road CP2 -> CP3 Circular 300mm Concrete H - 2.45
	2.45	VV	Void visible beyond defect		
	2.45	SV	Soil visible beyond defect		
	3.53	RFJ	Roots, fine at joint	2	Reading Reading Road CP2 -> CP3 Circular 300mm Concrete VV - 2.45
	4.60	RFJ	Roots, fine at joint	2	
	5.68	RFJ	Roots, fine at joint	2	
	6.60	RTJ	Roots, tap at joint	4	Reading Reading Road CP2 -> CP3 Circular 300mm Concrete SV - 2.45
	8.63	RFJ	Roots, fine at joint	2	
	11.95	S01	Settled deposits, coarse, 15% cross-sectional area loss, start		
	13.87	JDM	Joint displaced, medium	1 / 3	Reading Reading Road CP2 -> CP3 Circular 300mm Concrete RFJ - 3.53
	14.85	F01	Settled deposits, coarse, 15% cross-sectional area loss, finish	3	
	16.00	CN	Connection other than junction at 9 o'clock, 150mm dia		

Abandoned section inspection



Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
9	1	04/02/26	13:35	.	No Rain Or Snow	Yes	CP2X
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID
A FOX		Not Specified		Crawler	0.60 m	Highways Drainage	Not Specified

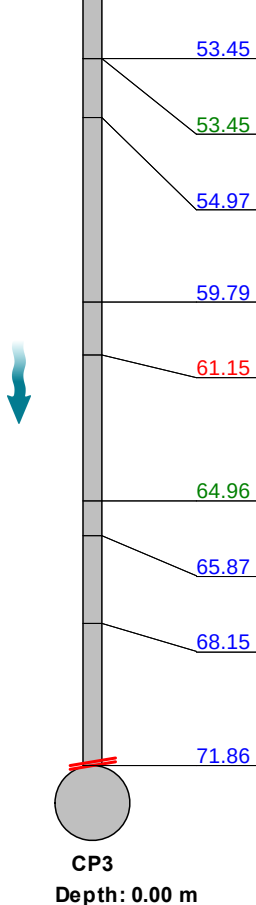
Scale: 1:100	Position [m]	Code	Observation	Grade	
	<u>16.21</u>	CXI	Connection defective, connecting pipe is intruding at 9 o'clock, 150mm dia, intrusion: 10%	3	Reading Reading Road CP2 -> CP3 Circular 300mm Concrete 4.60m
	<u>17.78</u>	RFJ	Roots, fine at joint	2	
	<u>18.80</u>	RFJ	Roots, fine at joint	2	RFJ - 4.60
	<u>19.80</u>	RTJ	Roots, tap at joint	4	Reading Reading Road CP2 -> CP3 Circular 300mm Concrete 5.68m
	<u>20.69</u>	JDM	Joint displaced, medium	1 / 3	RFJ - 5.68
	<u>20.75</u>	WL	Water level, 25% of the vertical dimension		
	<u>21.51</u>	CUW	Loss of vision, camera under w ater		Reading Reading Road CP2 -> CP3 Circular 300mm Concrete 6.68m
	<u>26.71</u>	JDL	Joint displaced, large	1 / 4	RTJ - 6.60
	<u>26.71</u>	WL	Water level, 20% of the vertical dimension		
	<u>29.12</u>	WL	Water level, 5% of the vertical dimension		Reading Reading Road CP2 -> CP3 Circular 300mm Concrete 8.65m
	<u>32.38</u>	WL	Water level, 15% of the vertical dimension		RFJ - 8.63
	<u>33.13</u>	JDM	Joint displaced, medium	1 / 3	Reading Reading Road CP2 -> CP3 Circular 300mm Concrete 11.95m
	<u>34.33</u>	WL	Water level, 5% of the vertical dimension		DER - 11.95
	<u>39.26</u>	WL	Water level, 15% of the vertical dimension		
	<u>41.08</u>	RFJ	Roots, fine at joint	2	Reading Reading Road CP2 -> CP3 Circular 300mm Concrete 13.87m
	<u>41.08</u>	WL	Water level, 25% of the vertical dimension		JDM - 13.87
	<u>48.11</u>	RFJ	Roots, fine at joint	2	
	<u>49.15</u>	CUW	Loss of vision, camera under w ater		
	<u>50.30</u>	WL	Water level, 25% of the vertical dimension		

Abandoned section inspection



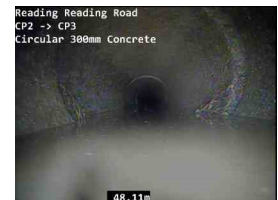
Item No. 9	Insp. No. 1	Date 04/02/26	Time 13:35	Client's Job Ref	Weather No Rain Or Snow	Pre Cleaned Yes	PLR CP2X
Operator A FOX		Vehicle Not Specified		Camera Crawler	Preset Length 0.60 m	Legal Status Highways Drainage	Alternative ID Not Specified

Scale: 1:197 Position [m] Code Observation Grade



CP3
Depth: 0.00 m

WL	Water level, 5% of the vertical dimension	
RM	Roots, mass, 20% cross-sectional area loss	5
WL	Water level, 15% of the vertical dimension	
CUW	Loss of vision, camera under water	
H	Hole in drain or sewer from 7 o'clock to 4 o'clock	5
RM	Roots, mass, 50% cross-sectional area loss	5
WL	Water level, 20% of the vertical dimension	
CUW	Loss of vision, camera under water	
SA	Survey abandoned: Camera under water	



Abandoned section inspection



Item No. 9	Insp. No. 1	Date 04/02/26	Time 13:35	Client's Job Ref .	Weather No Rain Or Snow	Pre Cleaned Yes	PLR CP2X
Operator A FOX		Vehicle Not Specified		Camera Crawler	Preset Length 0.60 m	Legal Status Highways Drainage	Alternative ID Not Specified



RM - 53.45



H - 61.15



RM - 64.96



SA - 71.86

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
6	165.0	2116.9	250.0	5.0	18	15.0	525.0	62.0	5.0

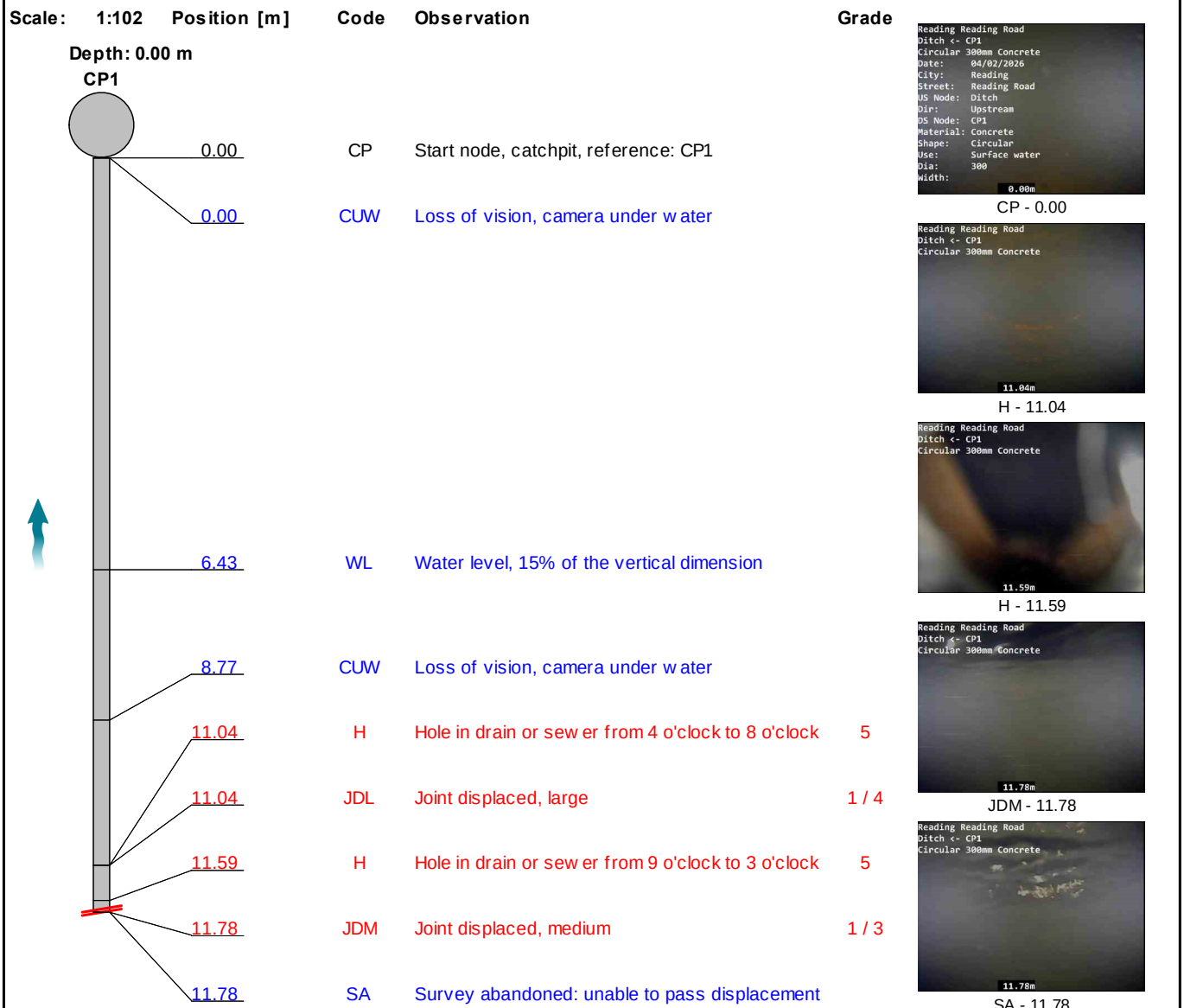
Abandoned section inspection



Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
10	1	04/02/26	14:23	.	No Rain Or Snow	Yes	DITCHX
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID
A FOX		Not Specified		Crawler	0.60 m	Highways Drainage	Not Specified

Town or Village:	Reading	Inspection Direction:	Upstream	Upstream Node:	DITCH
Road:	Reading Road	Inspected Length:	11.78 m	Upstream Pipe Depth:	0.000 m
Location:	Road	Total Length:	11.78 m	Downstream Node:	CP1
Surface Type:		Joint Length:		Downstream Pipe Depth:	0.000 m
Use:	Surface water	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	300 mm		
Flow Control:	No flow control	Material:	Vitrified clay		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Routine inspection	Lining Material:	No Lining		

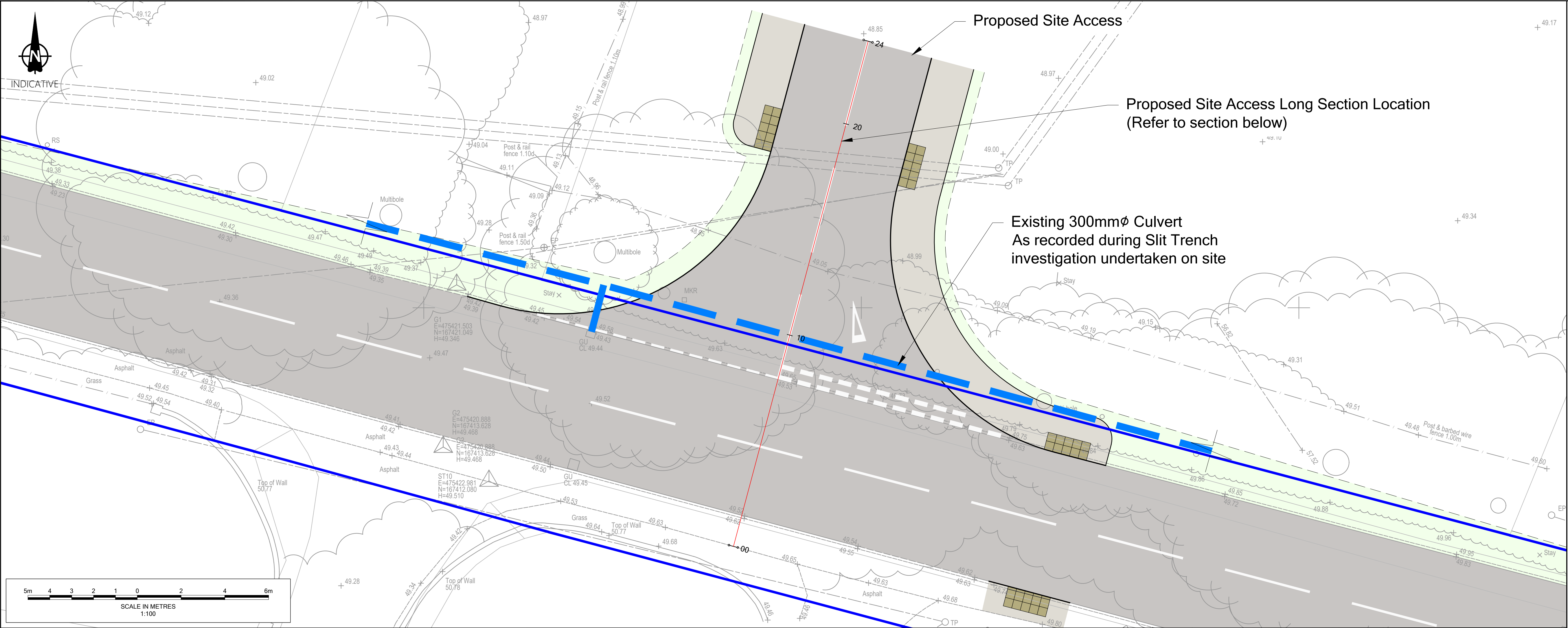
Comments:
Recommendations:



Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
4	167.0	0.0	333.0	5.0	2	5.0	0.0	7.0	4.0

Appendix (D)

Site Access Section Detail



Notes

- Do not scale from this drawing. All dimensions shown are in metres unless noted otherwise.
- This drawing has been based upon topographical survey information produced by others and Milestone Transport Planning cannot be held responsible for any discrepancies which may arise because of it.

Key - Plan View

Existing Highway Boundary

Proposed Site Access Alignment with chainages

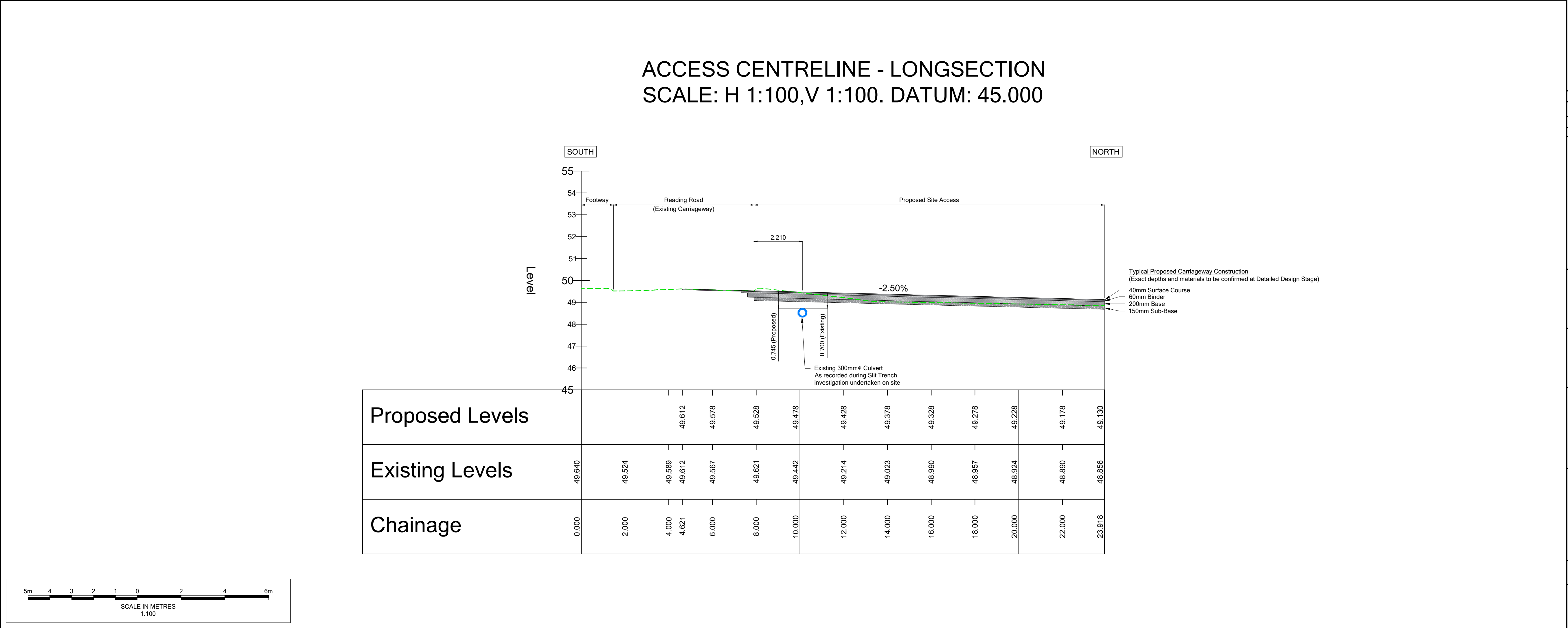
Existing 300mmØ Culvert

Key - Profile View

Existing Ground Profile

Proposed Ground Profile

ACCESS CENTRELINE - LONGSECTION
SCALE: H 1:100,V 1:100. DATUM: 45.000



Ordnance Survey Licence number: 100057360

Drawing Revisions

Rev:	Dm:	Date:	Details:	Chk:	App:
-	PK	03/02/2026	First issue	ZM	MS

Client

Dandara Southern Ltd + Elstree Land Ltd

Project

Land North of Reading Road, Arborfield

Title

Site Access Long Section

MILESTONE
TRANSPORT PLANNING
7 Ancells Court, Rye Close, Fleet, Hampshire, GU51 2UY
Tel: 01483 397888
Gateshead IBC, Mulgrave Terrace, Gateshead, NE8 1AN
Tel: 0191 338 7220
Edmund House, 12-22 Newhall Street, Birmingham, B3 3AS
Tel: 0121 661 9881
web: www.milestonetp.co.uk

Scale

1:100 @ A1

Revision

-

Drawing Number

25103/007