



Abi Peacock
Development Management
Wokingham Borough Council



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Our Ref:

20 April 2026

Application for ground reprofiling, access covers and a ventilation column associated with upgrades to the sewer network and temporary use of land for construction with subsequent restoration.

Dear Abi,

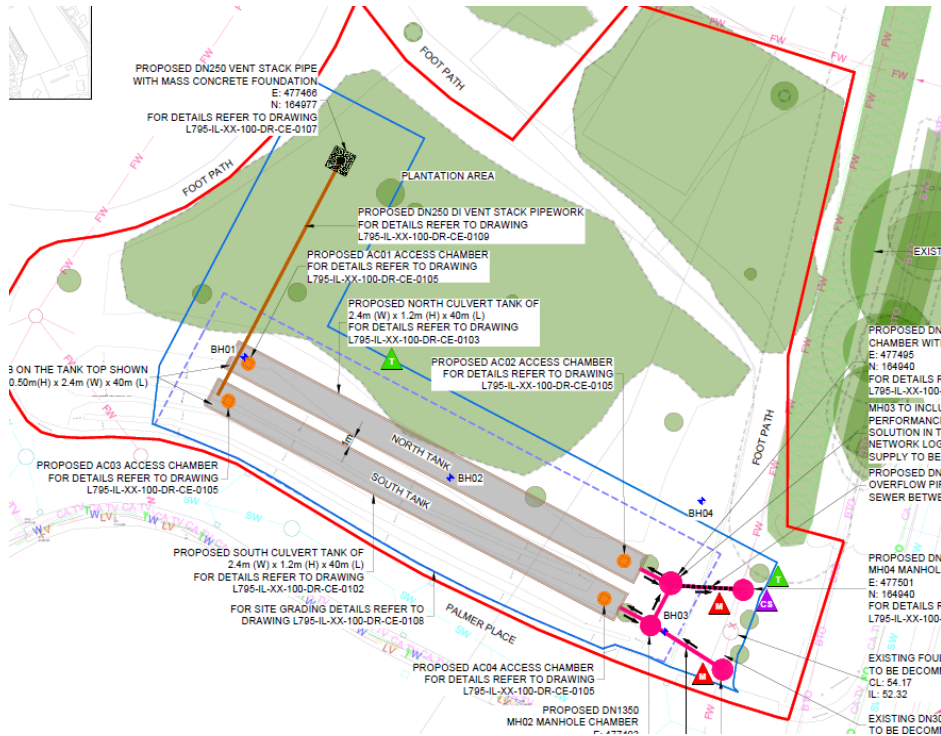
Please find enclosed an application for the above development following our previous pre-application discussions. The works are predominantly temporary in nature with an estimated programme for delivery of around 5 months following which the land will be restored for continued use as Suitable Alternative Natural Greenspace. In total the area of habitat lost as a result of new manhole covers and the ventilation column would be under 5m².

In support of the application please find enclosed the following supporting documents:

- Application Drawings:
 - Site Location Plan
 - L795-IL-100-CE-0100 – Site Layout
 - L795-IL-100-CE-0101 – Plan and Section
 - L795-IL-100-CE-0102 – Plan and Section
 - L795-IL-100-CE-0103 – Plan and Section
 - L795-IL-100-CE-0104 – Manhole Plan and Section
 - L795-IL-100-CE-0105 – Vent Column Elevation and Manhole Sections
 - L795-IL-100-CE-0106 – Manhole Sections
- Planning Statement
- Preliminary Ecological Appraisal
- Arboricultural Impact Assessment
- Landscape Visual Appraisal
- Completed BNG Metric

A draft restoration plan is being prepared and will be submitted shortly to the council for review and comment as it is understood that the restoration of the land will be conditioned should permission be granted for the works. It is understood that the area can largely be restored as existing with the exception of the relocation of tree planting outside the 3m exclusion zone around the new tank sewer as shown by the dashed blue line in the extract from the site plan below. A BNG metric has been completed and accompanies the application providing a baseline for the red line area. Given the young planting in the area the habitat is classified as

Thames Water are keen to progress the work at the earliest opportunity to alleviate the risk of sewer flooding which would adversely impact the SANG. We would therefore welcome early discussions with the Council to discuss the restoration proposals and BNG requirements to facilitate swift delivery of the project including restoration of the site following the grant of any planning permission.



Should you require any further information regarding the application please do not hesitate to contact me.

Chris Colloff
Planner