

3rd Party Planning Application – 243226

Wokingham District Council

Our DTS Ref: 78430

P.O Box 157

Your Ref: 243226

Shute End

WOKINGHAM

Berks

RG40 1WR

31 December 2024

Dear Sir/Madam

Re: Land west of Stanbury House, Basingstoke Road, Spencers Wood, Reading, Wokingham, RG7 1AJ

Waste Comments

Water Comments

Thank you for giving Thames Water the opportunity to comment on the above application. Thames Water are the statutory water and sewerage undertaker for the area and would like to make the following comments: The EIA Regulations 2017 set out in Schedule 4 that water and wastewater issues may need to be covered in an EIA. Thames Water considers the following issues should be considered and covered in either the EIA or planning application submission: 1. The developments demand for Sewage Treatment and network infrastructure both on and off site and can it be met. 2. The surface water drainage requirements and flood risk of the development both on and off site and can it be met. 3. The developments demand for water supply and network infrastructure both on and off site and can it be met. 4. Build – out/ phasing details to ensure infrastructure can be delivered ahead of occupation. 5. Any piling methodology and will it adversely affect neighbouring utility services. The developer can obtain information to support the EIA by visiting the Thames

Water website

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C02%7Cplanning.enquiries%40wokingham.gov.uk%7C4c82a97c23b74616a70508dd29759785%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C638712307223713891%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFlpbCIsIlIdUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=kRZpnyH%2FBFwGRkLWRygHttfyTY1NWlmHrCccBs2DB74%3D&reserved=0>

Yours faithfully

Development Planning Department

Development Planning,

Thames Water,

Maple Lodge STW,

Denham Way,

Rickmansworth,

WD3 9SQ

[Tel:020 3577 9998](tel:02035779998)

Email: devcon.team@thameswater.co.uk