

PLANNING REF : 260069
PROPERTY ADDRESS : 39
: Foxborough Swallowfield, Reading, Berkshire
: RG7 1RW
SUBMITTED BY : Philip Guard
DATE SUBMITTED : 29/05/2026

COMMENTS:

Whilst the Ardent letter clarifies the method of connection to the main sewer, once again their request for condition 8 to be discharged overlooks the detail of the condition and why it was imposed by the Planning Inspector.

To quote from section 63 of the Inspector's report:

The conditions are not intended to prevent the development being undertaken but to enable the Council to confirm that capacity is available in those systems or that suitable action is being taken by the utility provider to ensure that additional demand can be met.

The Report into the Floods of 2013-14 clearly demonstrated the inadequacy of the existing system, to which none of the measures suggested to prevent future harm have been implemented. Indeed, several houses in the Street have endured several incidences of sewage backflow into their properties, reportedly due to 'hydrostatic

pressure' and at the beginning of the year the pumping station once again failed, this time for several weeks.

In 2023 at the start of the planning process, Thames Water requested the following:

No development shall be occupied until confirmation has been provided that either:- 1. Foul water Capacity exists off site to serve the

development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the

agreed development and infrastructure phasing plan, or 3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. Clearly Item 3. is the critical issue for the village adding approximately 20% to the load on the pumping station, based on the increase in housing. This is a pumping station which is known to be inadequate.

On this basis, I fail to see how the Council will be able to confirm, with due diligence, that additional demand can be met and therefore discharge the condition at present, unless it assumes liability for future events. To meet the Inspector's requirements either Thames must provide extra capacity, for which it has no plans, or the new development should include a private sewage treatment plan.