

Our Ref: MNR/2507070

Mark Croucher
Wokingham District Council
P.O Box 157
Wokingham
Berkshire
RG40 1WR

18th May 2026

Dear Mr Croucher,

260069 (Thames Water DTS Ref: 71778)

Land West of Trowes Lane, Swallowfield, Reading – RG7 1RQ – Thames Water, Waste Water Response

Thank you for forwarding additional comments from Thames Water in response to our letter of 1st April 2026.

For convenience I have repeated the Thames Water comments in red, with our additional responses following.

Thames Water advise that although the drainage strategy contains the point of connection to the public foul sewerage system. It does not confirm the mode of connection to the connection point. This data is required to determine the impact of the proposed development on the existing sewer system. If the drainage strategy is not acceptable Thames Water will request that an impact study be undertaken.

Ardent CE Additional Response

Ardent's response of 1st April 2026 was as follows:

The point of connection is a new Manhole reference F32. The manhole is to be in accordance Sewer Sector Guidance, Appendix C - Type B, 1200mm diameter, constructed on the line of the existing foul water sewer. This discharges the site's foul water flows only, no surface water will utilise this connection.

The connection is to be secured under Section 106 of the Water Industry Act 1991. All proposed upstream sewers are to be offered for adoption under Section 104 of the Water Industry Act 1991.

In addition to the previous clarifications made in our submission of 1st April, we have added further detail to our drawing 2507070-ACE-ACE-XX-XX-DR-C-1201 REV P9 including the following:

- Connection is to be a **"Direct connection"**
- Confirmation that the connection is to be via **Gravity** (no pumped flows).
- Confirmation of the pipe sizes and that the connection is to be made **"soffit to soffit"**
- Confirmation that the connection within the new manhole will be made using appropriate benching.

These further connection details have been added to Ardent Consulting Engineers drawing **2507070-ACE-XX-XX-DR-C-1201 Rev P9**, enclosed with this letter.

We trust this allows Thames Waters to support the discharge of condition.

Yours sincerely,



Matthew Richmond
Associate Director

Encl: Ardent Drg No. 2507070-ACE-XX-XX-DR-C-1201 Rev P9 – Section 104 Drainage Layout