

SUBMITTED BY : Mr Phil Rendell
DATE SUBMITTED : 10/06/2026

COMMENTS:

I object to the application on the basis that the submitted material does not demonstrate that the proposed 850 dwellings can be supplied with potable water without worsening existing water-resource stress, network pressure, supply resilience or service reliability for existing customers.

The applicant's Utilities Assessment confirms that South East Water is the regional distributor for the proposed development. However, it does not provide a completed South East Water capacity assessment. Instead, it states that South East Water will be required to review the effects of the proposed development on its network and advise whether it can be accommodated without off-site reinforcement. It also states that South East Water will only undertake network modelling following outline or full planning permission, unless earlier collaborative funding is arranged.

This is not adequate evidence at determination stage. The assessment identifies nearby water mains, but the existence of mains near the site is not the same as confirmed capacity in terms of raw water availability, treatment capacity, pumping capacity, treated-water storage, peak-day resilience, local network pressure, or the ability to serve the development without detriment to existing users.

This concern is reinforced by the wider water-resource context. Wokingham Borough has previously recognised that the South East Water area within Water Resource Zone 4, known as the Bracknell zone, is an area of high water stress. Wokingham's Water Cycle Study also refers to future supply-demand deficits in WRZ4. In addition, South East Water has recently asked customers to restrict use during periods of high demand because demand was exceeding the rate at which water could be treated and pumped.

In those circumstances, the Council should not rely on a generic statement that capacity "is or can be made available". The Council should require a site-specific written response from South East Water before determination, confirming:

the relevant Water Resource Zone;
whether the 850 dwellings were included in WRMP24 and local-plan demand forecasts;
existing headroom under average-day and peak-day demand;
whether off-site reinforcement is required;
what treatment, pumping, storage, trunk-main or local network upgrades are needed;

when those upgrades will be delivered;
how occupation will be phased so that no dwelling is occupied before necessary potable water infrastructure is operational;
and whether the development can be served without reducing pressure, resilience or reliability for existing customers.

If this evidence is not available before determination, the application should be refused or deferred. Alternatively, any permission should include a robust Grampian-style condition and/or

legal obligation preventing occupation until all necessary potable water infrastructure has been delivered and commissioned.

PLANNING REF : 241933
PROPERTY ADDRESS : 3 Eddington Road
: Bracknell, Berkshire
: RG12 8GF
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