Water Quality Assessment

To support Reading Borough's Local Plan

On behalf of Reading Borough Council

Working better with you

Project Ref: 27560/2001 | Rev: R002 | Date: March 2018

Office Address: Caversham Bridge House, Waterman Place, Reading, Berkshire RG1 8DN
T: +44 (0)118 950 0761 E: reading@peterbrett.com

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	Name	Position	Signature	Date
Prepared by:	Timothy Yau	Assistant Engineer		09/03/2018
Reviewed by:	Sonja Townsend	Senior Engineer		09/03/2018
Approved by:	Daniel Hayes	Equity Director		09/03/2018
For and on behalf of Peter Brett Associates LLP				

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1 Introduction

1.1 Background

1.1.1 This report has been prepared by Peter Brett Associates LLP (PBA) on behalf of Reading Borough Council (RBC) to support its new Local Plan which is due to be submitted to the Secretary of State for approval. The new Local Plan will contain development policies for how planning applications will be determined and sets out the quantum and location of development that will take place in the borough up to 2036.

1.1.2 Consultation of a Draft Local Plan was carried out in May and June 2017 which was followed by a further consultation on a Pre-Submission Draft Local Plan between November 2017 and January 2018. Several representations were made during these periods of consultation however; this report will specifically address the request by the Environment Agency (EA) to demonstrate that the proposed growth identified in the Local Plan will not adversely impact water quality. By establishing this, the report will also assist in demonstrating that that the Local Plan is deliverable and compliant with National Planning Policy Framework (NPPF) and the Water Framework Directive (WFD) and its objectives.

1.1.3 Thames Water the statutory wastewater undertaker for the Borough, were also consulted on the draft Local Plan and the pre-submission Local Plan. Thames Water stated in a letter to RBC (contained within Appendix A) dated 25th January 2018 that:

''In relation to sewage treatment capacity, the projected growth within the area will increase demand for sewerage treatment, placing increased pressure on the treatment works. We are in the process of assessing available headroom and options to accommodate growth in the long term Reading STW, as such early engagement and confirmation of delivery rates would be valuable to inform the assessment.

With the above in mind Thames Water supports the statement ''give early consideration to the potential impact on water and wastewater infrastructure in conjunction with Thames Water, and make provision for upgrades where required'' which is included in a number of site specific policies.''

1.1.4 It is therefore considered that a Water Quality Assessment is the most suitable approach to support RBC's new Local Plan and address the EA's concerns. This Water Quality Assessment will consider the capacity of the wastewater treatment facilities in the area to accommodate the proposed new growth and determine the potential effects on water quality as a result of the treated wastewater and its discharge locations.

1.2 Evidence Required

1.2.1 The proposed increase in homes in the Reading Borough area will result in a corresponding increase in the volume of wastewater generated by development. It is therefore necessary to consider the infrastructure capacity to treat the wastewater as well as the impact on the receiving waterbodies to accommodate the additional treated wastewater generated from the proposed developments.

1.2.2 The assessment will address and satisfy the following questions posed by the EA in their consultation response which in turn will show compliance with the NPPF:

- Will the proposed housing growth have a detrimental impact on water quality?
- Is there sufficient environmental capacity within the receiving water environment to accommodate the resulting increase in flow and pollutant loads from the Sewage Treatment Works (STW) as the result of the planned housing growth?

- If not, are there alternative discharge locations that will not cause a failure of water quality targets or cause deterioration in water quality?
- Will the sewerage undertaker need to apply to increase the level of treated sewage effluent that is allowed to be discharged under the existing environmental permits, to allow for future growth?
- Will the quality standard on the environmental permit need to be tightened to meet existing or future water quality standards as a result of the proposed growth (e.g. Water Framework Directive (WFD)?
- Can the existing sewerage and wastewater treatment networks cope with the increased wastewater the proposed growth will generate?

1.3 Report Scope and Assumptions

1.3.1 This assessment will consider wastewater only as surface water is taken into consideration within other Reading Borough reports which include:

- The Preliminary Flood Risk Assessment (PFRA), dated June 2011,
- The Surface Water Management Plan (SWMP), dated June 2013,
- The Strategic Flood Risk Assessment (SFRA) June 2017, and
- The SRFA Level 2 dated December 2017.

Consequently, climate change is also excluded from this assessment.

1.3.2 PBA's liaison and information gathering covers the Reading Borough area only and does not take into account any impact from its neighbouring local authorities.

1.4 Report Structure

1.4.1 This report will be set out as the follows:

- Section 2 considers planning policy and the Water Framework Directive,
- Section 3 details the Local Plan delivery and proposed growth in the Borough,
- Section 4 reviews the wastewater infrastructure capacity in the area,
- Section 5 considers Environmental capacity of the receiving waterbody, and
- Section 6 provides a summary.

2 Policy and Legislation

2.1 Introduction

2.1.1 Development opportunities within Reading Borough must comply with legislation, policy and guidance at the national, regional and local level. Ultimately there is a compendium of authorities and organisations with an interest in the proposals and before development options can be approved, they must first be shown to be compliant with relevant legislation.

2.1.2 Below is a list of policy and legislation that influences this Water Quality Assessment for the Borough.

2.2 National Planning Policy Framework (NPPF)

2.2.1 The NPPF was published on 27 March 2012 and sets out the government's planning policies for England and how these are expected to be applied. A founding principle of the NPPF is that the interpretation of the policy is to lead to sustainable development, which is defined as achieving a balance between economic, social and environmental benefits.

2.2.2 The draft revised NPPF consultation is currently out for consultation and is expected to be published in July 2018. It incorporates policy proposals previously consulted on in the Housing White Paper and the Planning for the right homes in the right places consultation.

2.2.3 In their response to draft Local Plan Consultation, the EA requested evidence to ensure compliance with the following paragraphs of the current NPPF.

Paragraph 109: (Conserving and Enhancing the Natural Environment)

2.2.4 The planning system should contribute to and enhance the natural and local environment by:

- Protecting and enhancing valued landscapes, geological conservation interests and soils;
- Recognising the wider benefits of ecosystem services;
- Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Paragraph 158 (Using a Proportionate Evidence Base)

2.2.5 Each local planning authority should ensure that the Local Plan is based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. Local planning authorities should ensure that their assessment of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.

Paragraph 165 (Environment)

2.2.6 Planning policies and decisions should be based on up-to-date information about the natural environment and other characteristics of the area including drawing, for example, from River Basin Management Plans. Working with Local Nature Partnerships where appropriate, this should include an assessment of existing and potential components of ecological networks. A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.

Paragraph 173 (Ensuring Viability and Deliverability)

2.2.7 Pursuing sustainable development requires careful attention to viability and costs in plan-making and decision-taking. Plans should be deliverable. Therefore, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

2.2.8 The principles contained with the paragraphs above are taken forward and included within the draft revised NPPF.

2.3 Water Framework Directive (WFD)

2.3.1 The WFD was transposed into law in England and Wales by the Water Environment Regulations 2003. These Regulations implement a holistic approach to the management, protection and monitoring of the water environment. The aim of the WFD is to prevent further deterioration in water resources (volume and quality); protect and enhance the status of aquatic ecosystems and associated wetlands; promote sustainable water consumption; and, contribute to mitigating the effects of floods and droughts.

2.3.2 The key objectives of the WFD are to prevent deterioration in the status of water bodies and aim to achieve good ecological and chemical status/potential (including quantitative status in groundwater bodies) by 2027. Water bodies must also comply with standards and objectives of Protected Areas (i.e. an area designated under another European Directive, such as a Special Area of Conservation or Special Protection Area), where these apply. In addition, discharges, emissions and losses of priority substances to surface water bodies must be progressively reduced and emissions of priority hazardous substances prevented. Finally, action must be taken to reverse any identified sustained upward trend in pollution concentrations in groundwater bodies.

2.3.3 The framework for delivering the Directive is through River Basin Management Planning. The Thames River Basin District River Basin Management Plan (RBMP), 2015 update is the applicable management plan for the area.

2.3.4 The EA publish the status and objectives of each surface water body on the Catchment Data Explorer (refer to http://environment.data.gov.uk/catchment-planning) and detail the status of each waterbody as contained in the Table below.

Table 2.1: Definition of Status in WFD

Status	Definition
High	Near natural conditions. No restriction on the beneficial uses of the water body. No impacts on amenity, wildlife or fisheries.
Good	Slight change from natural conditions as a result of human activity. No restriction on the beneficial uses of the water body. No impact on amenity or fisheries. Protects all but the most sensitive wildlife.
Moderate	Moderate change from natural conditions as a result of human activity. Some restriction on the beneficial uses of the water body. No impact on amenity. Some impact on wildlife and fisheries.
Poor	Major change from natural conditions as a result of human activity. Some restrictions on the beneficial uses of the water body. Some impact on amenity. Moderate impact on wildlife and fisheries.
Bad	Severe change from natural conditions as a result of human activity. Significant restriction on the beneficial uses of the water body. Major impact on amenity. Major impact on wildlife and fisheries with many species not present.

Source: http://environment.data.gov.uk/catchment-planning

3 Local Plan Delivery

3.1.1 The purpose of this Water Quality Assessment is to address the EA's concerns regarding the proposed growth in the Borough to accommodate the minimum housing requirement for RBC to the end of the plan period and its impact upon existing wastewater infrastructure and subsequently water quality at the discharge location.

3.2 Propose d Growth

3.2.1 The Berkshire (with South Bucks) Strategic Housing Market Assessment (SHMA) published in February 2016 identifies the need for housing for each Berkshire authority as well as South Bucks between 2013 and 2036. This document identifies a need of 699 new dwellings each year, or a total of 16,077 in Reading during this period.

3.2.2 RBC recognises that potential sites for new development are limited due to the constraints of a tightly defined urban area and acknowledges the need for these targets to be achieved. In light of this, it is considered that a total of 15,433 (or 671 dwellings per year) can be delivered in the Borough.

3.2.3 The extract below from the draft Local Plan, Policy H1 states that:

> *H1: PROVISION OF HOUSING*
>
> *Provision will be made for at least an additional 15,433 homes (averaging 671 homes per annum) in Reading Borough for the period 2013 to 2036.*
>
> *The Council will continue to work with neighbouring authorities within the Western Berkshire Housing Market Area to ensure that the shortfall of 644 dwellings that cannot be provided within Reading will be met over the plan period.*

3.2.4 The expected provision consists of the following types of development as detailed below in Table 3.1.

Table 3.1 - Reading Borough's Expected Housing Provision

Total Need for Reading Borough	16,077 homes
Minus completed 2013-2017	*2,514 homes*
Minus permitted or resolution to grant (>10 dwellings) at November 2017	*4,153 homes*
Minus allowance for small site (<10 dwellings) windfalls at 127 per year 2017-2036	*2,413 homes*
Remainder not already identified	**6,997 homes**
Identified in Local Plan	**6,349 homes**
Shortfall to be accommodated in HMA	**644 homes**

3.2.5 This Water Quality Assessment considers all major and minor residential development sites across the Borough including permitted development.

3.2.6 Referring to Paragraph 1.1.3 of this report, as part of the consultation process, Thames Water has requested that wording is incorporated into site specific policies where they believe the wastewater network capacity may be unable to support the demand anticipated. Local upgrades to existing drainage infrastructure may be required to ensure sufficient capacity is available ahead of development and where such a constraint is present, developers should liaise with Thames Water to determine what infrastructure is required and how it will be delivered. Detailed drainage strategies should therefore be submitted with any planning application.

3.2.7 The Pre-Submission Draft Local Plan (November 2017) incorporates Thames Water's site-specific comments on wastewater.

3.2.8 However, from the 1st April it will be Thames Water's responsibility to reinforce and upgrade their sewerage network, to facilitate new development based on the published infrastructure charges.

3.3 Central Reading Area

Residential Sites for Development in Central Reading Area

3.3.1 Policies CR11: Station/River Major Opportunity Area, CR12: West Side Major Opportunity Area and CR13: East Side Major Opportunity Area consider development in the Central Reading Area and part of each policy states that:

''Development in the … Major Opportunity Area will … give early consideration to the potential impact on water and waste water infrastructure in conjunction with Thames Water, and make provision for upgrades where required.''

3.3.2 The following table provide a range of figures for the indicative residential development capacity in the Central Area.

Table 3.2 – Indicative Residential Development Capacity in the Central Reading Area

Policy No.	Name	Low housing delivery	High housing delivery
CR11a	Friar Street & Station Road	150	270
CR11b	Greyfriars Road Corner	90	140
CR11c	Station Hill & Friars Walk	380	570
CR11d	Brunel Arcade and Apex Plaza	250	380
CR11e	North of Station	640	960
CR11f	West of Caversham Road	75	115
CR11g	Riverside	250	370
CR11h	Napier Road Junction	200	300

Policy No.	Name	Low housing delivery	High housing delivery
CR11i	Napier Court	210	310
CR12a	Cattle Market	330	490
CR12b	Great Knollys Street & Weldale Street	280	430
CR12c	Chatham Street, Eaton Place and Oxford Road	180	260
CR12d	Broad Street Mall	280	420
CR12e	Hosier Street	500	750
CR13a	Reading Prison	65	90
CR13b	Forbury Retail Park	1230	1840
CR13c	Kenavon Drive & Forbury Business Park	130	190
CR13d	Gas Holder	46	70
CR14a	Central Swimming Pool, Battle Street	80	120
CR14b	Former Reading Family Centre, North Street	15	22
CR14c	17-23 Queen Victoria Street	10	16
CR14d	173-175 Friar Street and 27-32 Market Place	36	54
CR14e	3-10 Market Place, Abbey Hall and Abbey Square	46	70
CR14f	1-5 King Street	16	24
CR14h	Central Club, London Street	8	12
CR14i	Enterprise House, 89-97 London Street	8	12
CR14j	Corner of Crown Street and Southampton Street	13	19
CR14k	Corner of Crown Street and Silver Street	36	70
CR14l	187-189 Kings Road	22	33

3.3.3 Thames Water has stated that they do not envisage infrastructure concerns regarding wastewater infrastructure in relation to the residential development sites listed in Policy CR14:

Other Sites for Development in Central Reading. However, due to the total amount of proposed development draining to Blakes Lock Sewage Pumping Station (SPS) or within the vicinity of the Market Place area, Thames Water have stated this may cause concern if all developments were to go forwards to construction simultaneously. Therefore, Thames Water would welcome early consultation concerning any proposed development.

Sites with Existing Planning Permission

3.3.4 The sites detailed in Table 3.3 below have existing planning permission for residential development in the central Reading Area. Smaller permissions of under 10 dwellings, have not been listed in the table.

Table 3.3 – Sites in the Central Reading Area with Existing Planning Permission

Ref	Site	Housing delivery
141713	Jacksons Corner, 1-9 Kings Road	28
141720	83-85 London Street	11
141834	60 Queens Road	30
150019	Kings Point, 120 Kings Road	103
151116	173-175 Kings Road	13
151455	Havel House, 62-66 Queens Road	13
160090	34-36 Crown Street	14
160158	Kings Lodge, 194 Kings Road	14
160212	160-163 Friar Street	28
160378	Former Gas Works Building, Gas Works Road	20
161601	Building 1, New Century Place, East Street	75
161602	Building 2, New Century Place, East Street	58
162305	9 Southern Court, South Street	16

3.3.5 The sites detailed above are indicated on Figure 3.1.

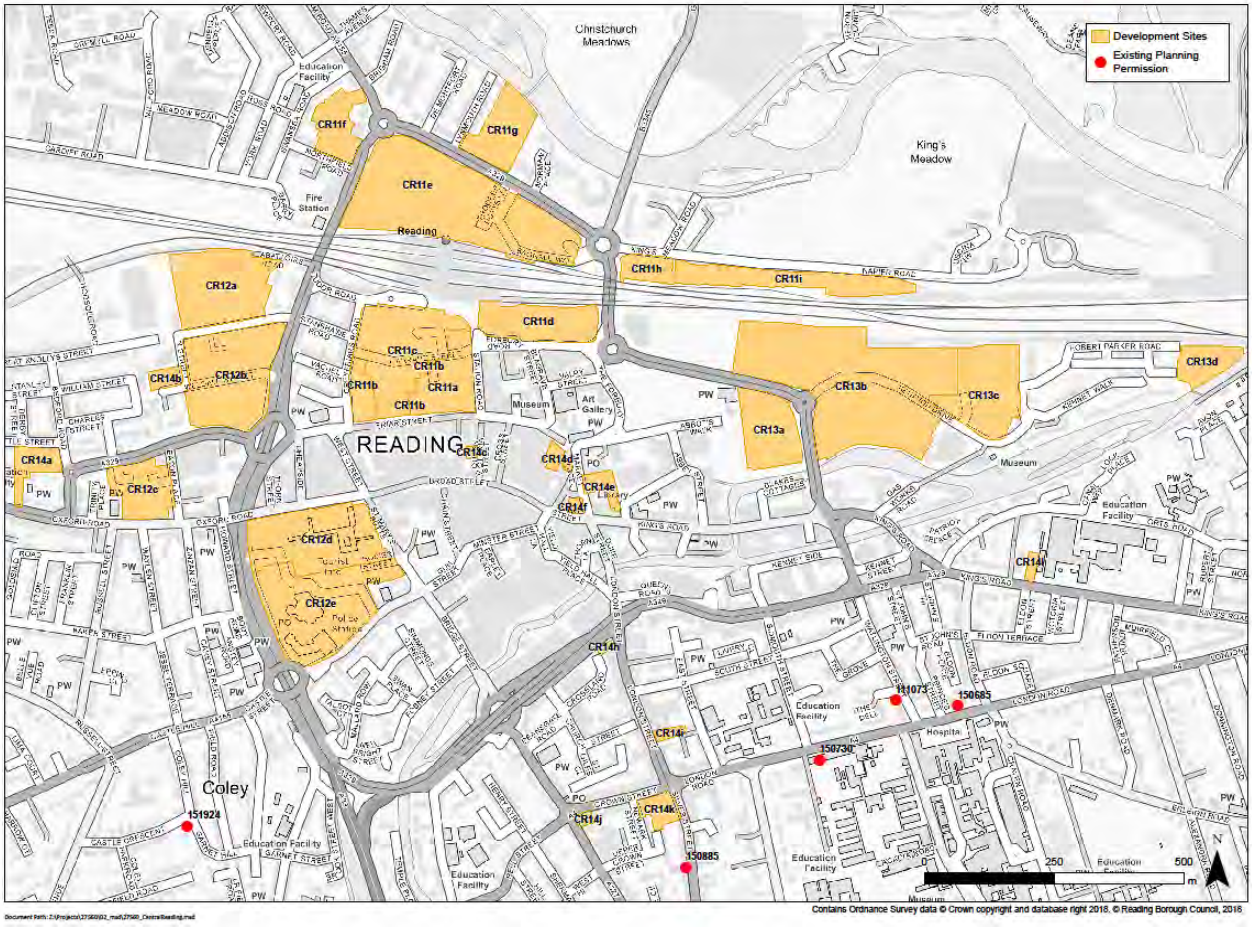


Figure 3.1 – Central Reading Area Development Sites

3.4 South Reading Area

Residential Sites for Development to the South of Reading

3.4.1 Policies SR2: Land North of Manor Road Major Opportunity Area, SR3: South of Elgar Road Major Opportunity Area Strategy states that:

"Development will:…. Take account of the potential impact on water and wastewater infrastructure in conjunction with Thames Water, and make provision for upgrades where required."

3.4.2 The following table provide a range of figures for the indicative residential development capacity to the south of Reading.

Table 3.4 – Indicative Residential Development Capacity to the South of Reading

No.	Name	Low housing delivery	High housing delivery
SR2	Land North of Manor Road	680	1020
SR3	South of Elgar Road	330	500

No.	Name	Low housing delivery	High housing delivery
SR4a	Pulleyn Park, Rose Kiln Lane	70	100
SR4b	Rear of 3-29 Newcastle Road	18	27
SR4c	169-173 Basingstoke Road	50	80

3.4.3 Thames Water do not envisage infrastructure concerns regarding wastewater infrastructure in relation to the residential development sites listed as SR4a, SR4b and SR4c: Other Sites for Development in South Reading. However, due to the total amount of proposed development draining to Blakes Lock SPS, Thames Water have stated this may cause concern if all developments were to go forwards to construction. Therefore, Thames Water would welcome early consultation concerning any proposed development.

Sites with Existing Planning Permission

3.4.4 The sites detailed in Table 3.5 below have existing planning permission for residential development to the south of Reading. Smaller permissions of under 10 dwellings, have not been listed in the table.

Table 3.5 – Sites to the south of Reading with Existing Planning Permission

Ref	Site	Housing delivery
101656	Lok n Store, 5-9 Berkeley Avenue	112
121062	Kennet Island Phase 3, Manor Farm Road	546
151407	Warwick House, Warwick Road	10
151944	Worton Grange	175
151761	Green Park Village, Longwater Avenue	786

3.4.5 The residential development sites to the south of Reading are indicated on Figure 3.2.

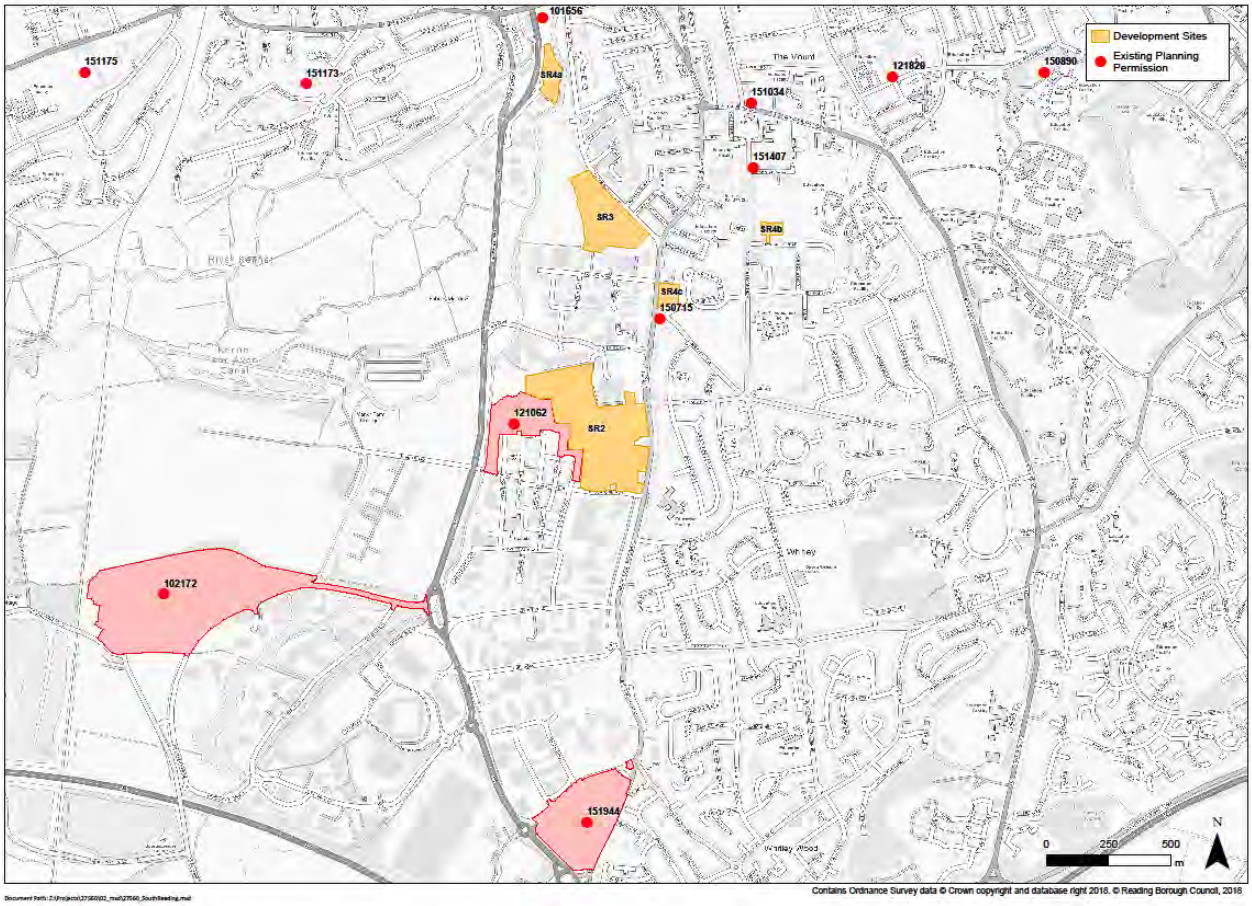


Figure 3.2 – South Reading Development Sites

3.5 West Reading and Tilehurst

Sites for Residential Development to the West of Reading and Tilehurst

3.5.1 Table 3.6 indicates the proposed development to the west of Reading and Tilehurst.

3.5.2 Thames Water has stated that infrastructure has already been upgraded downstream of the site for Policy WR1: Dee Park to accommodate for the proposed development.

3.5.3 Thames Water do not envisage infrastructure concerns regarding wastewater infrastructure in relation to the residential development sites listed in Policies WR2: Park Lane Primary School, The Laurels and Downing Road or WR3: Other Sites for Development in West Reading and Tilehurst and therefore the policy does not include the early requirement to take account of the potential impact on wastewater infrastructure in conjunction with Thames Water.

3.5.4 However, due to the amount of proposed development draining to Blakes Lock SPS, Thames Water have stated this may cause concern if all developments were to go forwards to construction simultaneously. Therefore, Thames Water would welcome early consultation concerning any proposed development for the following sites: WR3a, WR3b, WR3c, WR3e, WR3f, WR3g and WR3h.

Table 3.6 – Indicative Residential Development Capacity to the West of Reading and Tilehurst

No.	Name	Low housing delivery	High housing delivery
WR1	Dee Park	100	190
WR2	Park Lane Primary School, The Laurels and Downing Road	60	75
WR3a	Former Cox & Wyman Site, Cardiff Road	70	110
WR3b	2 Ross Road & Part of Meadow Road	39	60
WR3c	28-30 Richfeild Avenue	50	80
WR3e	Yeomanry House, Castle Hill	10	14
WR3f	4 Berkeley Avenue	10	14
WR3g	211-221 Oxford Road, 10 and Rear of 8 Prospect Street	6	10
WR3h	Rear of 303-315 Oxford Road	14	20
WR3i	Part of Former Battle Hospital, Portman Road160	160	240
WR3j	Land at Moulsford Mews	10	16
WR3k	784-794 Oxford Road	14	22
WR3l	816 Oxford Road	13	20
WR3m	103 Dee Road	34	50
WR3n	Amethyst Lane	32	48
WR3p	Alice Burrows Home, Dwyer Road	18	27
WR3q	Norcot Community Centre, Lynhurst Road	13	20
WR3r	Charters Car Sales, Oxford Road	12	18
WR3s	Land at Kentwood Hill	41	62
WR3t	Land at Armour Hill	12	18

Sites with Existing Planning Permission

3.5.5 The sites detailed in Table 3.7 below have existing planning permission for residential development to the west of Reading and Tilehurst. Smaller permissions of under 10 dwellings, have not been listed in the table.

Table 3.7 – Sites to the west of Reading and Tilehurst with Existing Planning Permission

Ref	Site	Housing delivery
070937	1025-1027 Oxford Road	12
151173	Government Offices, Coley Park, Wensley Road	71
151175	Elvian School, Bath Road	118
151924	1 Castle Crescent	14
152301	St Georges Hall, St Georges Road	12
161390	Land at Conwy Close	57

3.5.6 The residential development sites to the west of Reading and Tilehurst are indicated on Figure 3.3.

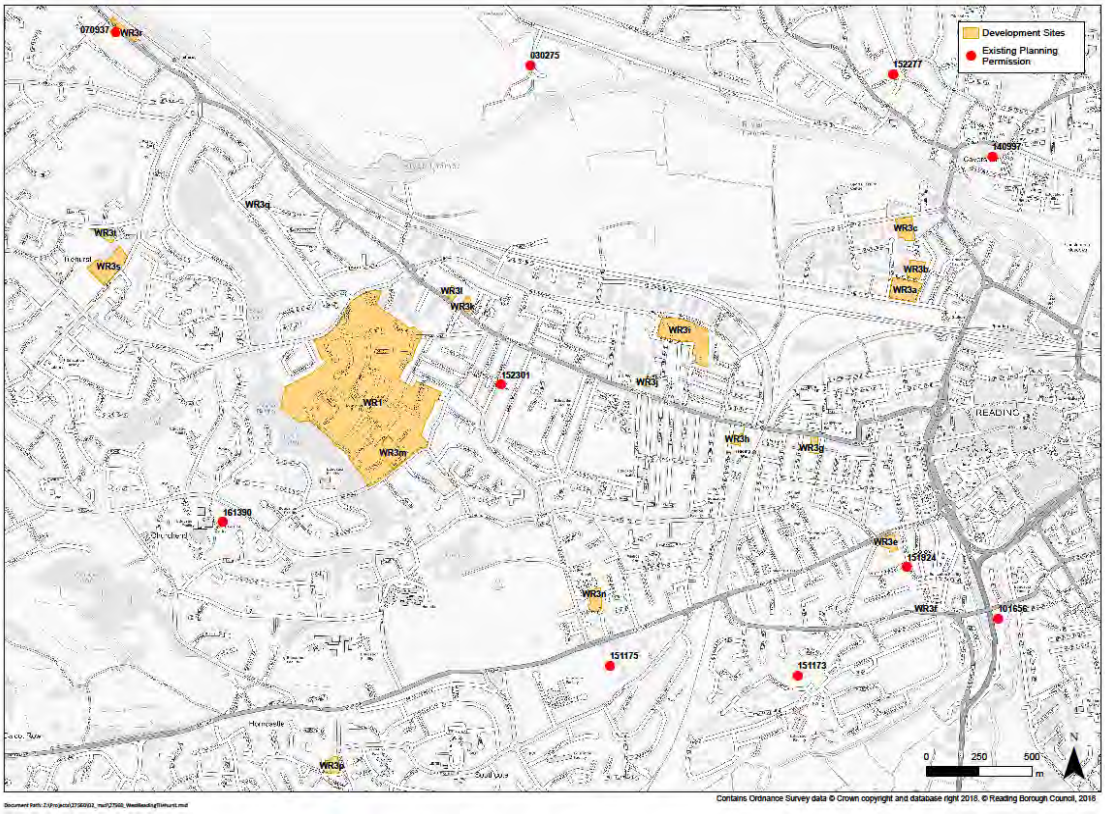


Figure 3.3 – West Reading and Tilehurst Development Sites

3.6 Caversham and Emmer Green

Sites for Residential Development in Caversham and Emmer Green

3.6.1 Policy CA1b: Part of Reading Golf Course, Kidmore End Road is the only site in Caversham and Emmer Green where Thames Water considers a potential need for wastewater upgrades and this has been incorporated into the Policy at the pre-submission draft Local Plan Consultation. Following this, the policy now states:

"Development will:…. Take account of the potential impact on water and wastewater infrastructure in conjunction with Thames Water, and make provision for upgrades where required."

3.6.2 Thames Water do not envisage infrastructure concerns regarding wastewater infrastructure in relation to the residential development sites listed in Caversham and Emmer Green.

Table 3.8 – Indicative Residential Development Capacity in Caversham and Emmer Green

No.	Name	Low housing delivery	High housing delivery
CA1a	Reading University Boat Club, Thames Promenade	16	25
CA1b	Part of Reading Golf Course, Kidmore End Road	90	130
CA1c	Land at Lowfield Road	24	36
CA1d	Rear of 200-214 Henley Road, 12-24 All Hallows Road & 4, 7 & 8 Copse Avenue	17	25
CA1e	Rear of 13-14A Hawthorne Road & 282-292 Henley Road	9	13
CA1f	Rear of 1 & 3 Woodcote Road and 21 St Peter's Hill	8	12
CA2	Caversham Park	40	45

Sites with Existing Planning permission

3.6.3 The sites detailed in Table 3.9 below have existing planning permission for residential development in Caversham and Emmer Green. Smaller permissions of under 10 dwellings, have not been listed in the table.

Table 3.9 – Sites in Caversham and Emmer Green with Existing Planning Permission

Ref	Site	Housing delivery
140997	St Martin's Precinct, Church Street	40

3.6.4 Figure 3.4 highlights the proposed locations for development in Caversham and Emmer Green.

Figure 3.4 – Caversham and Emmer Green Development Sites

3.7 East Reading

Sites for Residential Development to the East of Reading

3.7.1 Policy ER1e (St Patrick's Hall, Northcourt Avenue) is the only site in East Reading where Thames Water considers a potential need for wastewater upgrades and this has been incorporated into the Policy at the pre-submission draft Local Plan Consultation. Following this, the policy now states:

"Development will:…. Take account of the potential impact on water and wastewater infrastructure in conjunction with Thames Water, and make provision for upgrades where required."

Table 3.10 – Indicative Residential Development Capacity in East Reading

No.	Name	Low housing delivery	High housing delivery
ER1a	The Woodley Arms PH, Waldeck Street	26	38
ER1b	Dingley House, 3-5 Craven Road	15	22

No.	Name	Low housing delivery	High housing delivery
ER1c	Land Rear of 8-26 Redlands Road	12	18
ER1d	Land adjacent to 40 Redlands Road	23	35
ER1e	St Patrick's Hall, Northcourt Avenue	450*	500*
ER1f	Hamilton Centre, Bulmershe Road	13	19
ER1g	Alexander House, Kings Road	26	38
ER1h	Aurthur Hill Swimming Pool, 221-225 Kings Road	6	10
ER1i	261-275 London Road	10	16
ER1k	131 Wokingham Road	8	12

Note *: numbers for student bed spaces instead of dwellings

3.7.2 Thames Water do not envisage infrastructure concerns regarding wastewater infrastructure in relation to the residential development sites listed in Policies ER1a, ER1f, ER1k: Sites for Development in East Reading.

3.7.3 However, due to the amount of proposed development draining to Blakes Lock SPS, Thames Water have stated this may cause concern if all developments were to go forwards to construction. Therefore, Thames Water would welcome early consultation concerning any proposed development for all other sites within East Reading.

Sites with Existing Planning Permission

3.7.4 The sites detailed in Table 3.11 below have existing planning permission for residential development in East Reading. Smaller permissions of under 10 dwellings have not been listed in the table.

Table 3.11 – Sites in East Reading with Existing Planning Permission

Ref	Site	Housing delivery
111073	84 Watlington Street	10
121820	Wells Hall, Upper Redlands Road	34
150685	Princes House, 73a London Road	26
150730	University of Reading, London Road	53
150885	40 Silver Street	14

Ref	Site	Housing delivery
150890	1a Upper Redlands Road	10
151034	35 Christchurch Road	10

3.7.5 Figure 3.5 highlights the development sites to the east of Reading

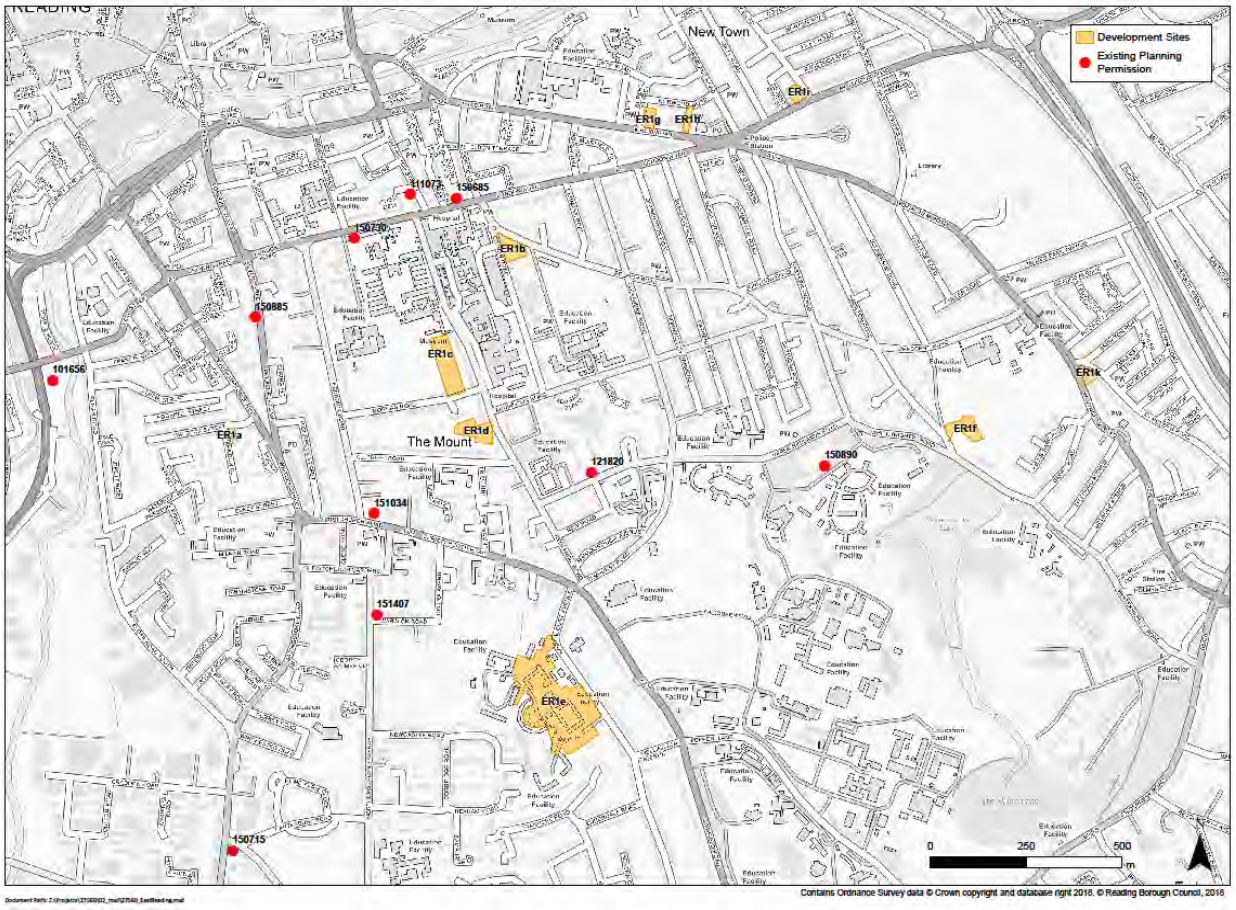
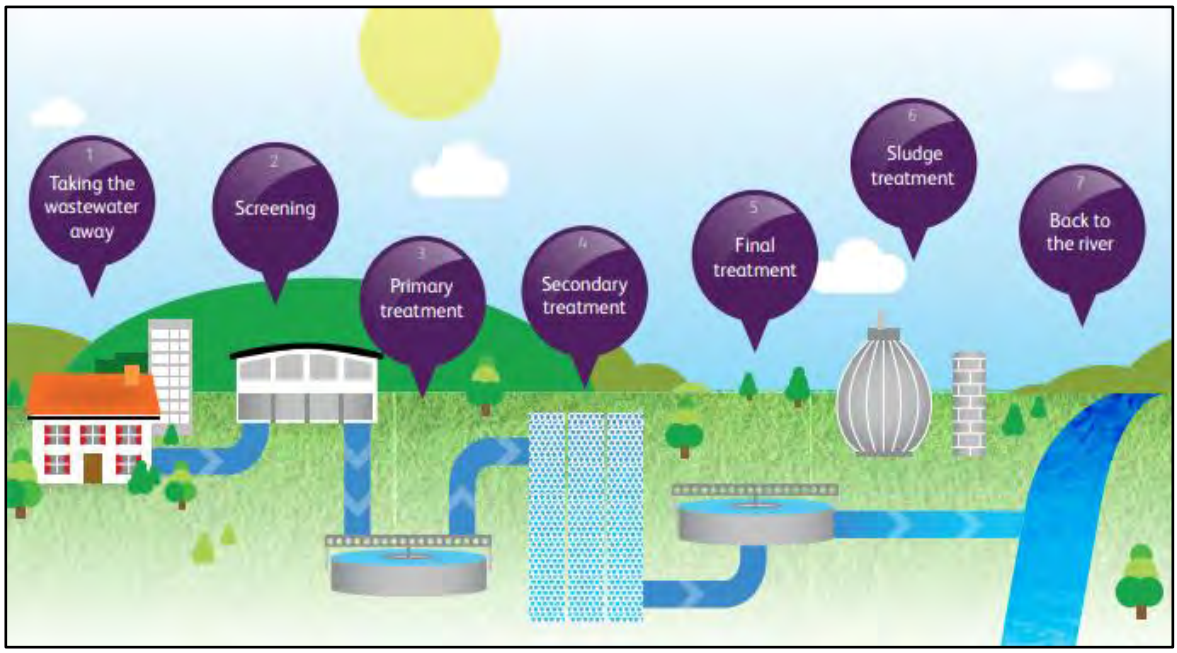


Figure 3.5 – East Reading Development Sites

4 Infrastructure Capacity

4.1 Wastewater Treatment in Reading Boroug h

4.1.1 Thames Water are the wastewater treatment provider for the Reading Borough area.



Source: (https://cycles.thameswater.co.uk/Accessible/The-sewage-treatment-process)

Figure 4.1 – The Sewage Treatment Process

4.1.2 Treated wastewater is discharged to nearby rivers and streams. In some areas, the discharged water improves the water quality or helps to keep it healthy. The quality of the treated wastewater is strictly regulated by the Environment Agency and monitored closely by Thames Water to ensure it meets high quality standards.

4.1.3 The existing sewage treatment works (STW) in Reading Borough are operated and maintained by Thames Water. Wastewater produced within the Borough is treated at the Reading STW, located south of Reading town centre off the A33 close to Junction 11 of the M4.

4.1.4 The STW was constructed in 2004 and it has not required any major capital investment programmes of work as treatment capacity is in excess of predicted growth, for the foreseeable future.

4.1.5 Figure 4.2 illustrates the location of the STW and the watercourses in the Reading Borough area.

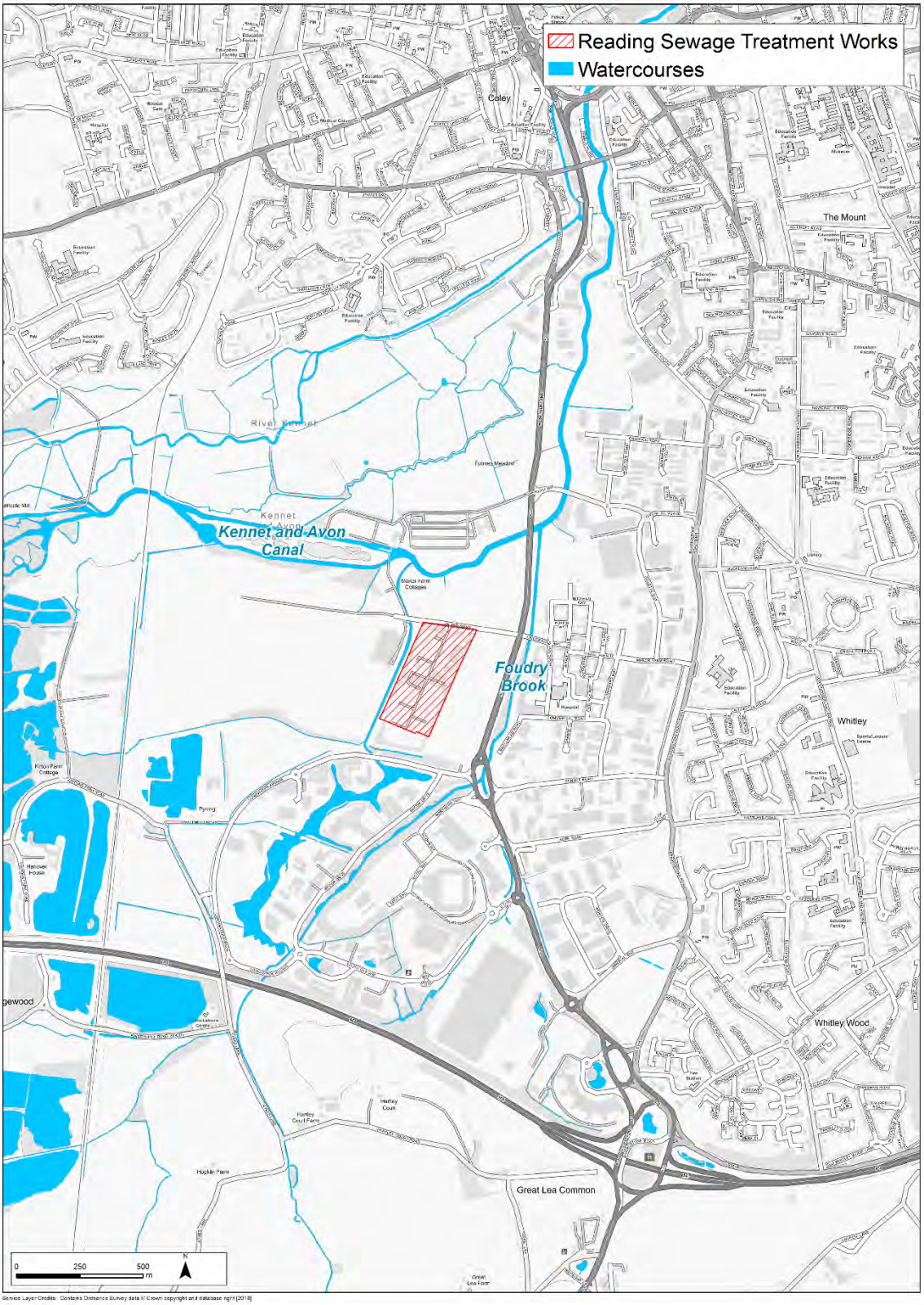


Figure 4.2 – STW Location and Watercourses in Reading

4.2 Existing Capacity of STWs

4.2.1 Thames Water undertake assessments of the capacity of the strategic wastewater network compared against the predicted growth. This assessment known as Strategic Overview of Long term Assets and Resources (SOLAR) was last undertaken in 2010. The assessment forecasts the amount of flows into the Sewage Treatment Works from the last year of recorded results (2010), for the next year (2011) and every 5 years thereafter through to 2031. As the assessment was undertaken in 2010, any upgrade works undertaken to the network after 2010 would not be accounted for in the assessment.

4.2.2 The SOLAR assessment is updated on a needs basis when there is anticipated to be significant growth within the catchment area. Thames Water are in the process of reassessing the strategic wastewater network this year (2018) to take into consideration the proposed growth as detailed in the Pre-Submission Local Plan.

4.2.3 Once the SOLAR assessment has been completed it will provide a more accurate representation of the wastewater flows for the network within the Reading Borough. Thames Water anticipate the current SOLAR assessment to be completed in late 2018.

4.2.4 Notwithstanding the above assessment, Thames Water has confirmed that the calculated capacity at Reading STW is approximately 280,000 Population Equivalent (PE) and their 'current' PE assessment (which uses base PE from 2010) is at 204,200. Therefore, a headroom of approximately 75,800 PE theoretically exists at the STW.

4.2.5 Therefore, assuming on average there are three people per home, the projected Local Plan growth of 15,433 homes within the borough equates to a PE increase of 46,299 which can clearly be accommodated within the available headroom.

4.2.6 Thames Water has not included any potential areas for major residential developments within the Western Berkshire Housing Market Area (HMA) as noted within the Pre-Submission Local Plan within their current assessment. The potential sites included Grazeley, an area that could accommodate up to 15,000 homes; and another area between Pingewood and Burghfield for a possible major residential development. Both sites and any further sites mentioned within the Western Berkshire HMA are currently considered as speculative developments and are therefore not included within the Thames Water assessments. Once these developments are brought forward and policies within the neighbouring authority Local Plans are made to accommodate them, or once planning permissions for the sites have been obtained, then Thames Water will include them within the assessment.

4.3 Thames Water Asset Management Period (AMP) Programme

4.3.1 The AMP sets out the investment Thames Water intends to make to maintain and improve essential wastewater services, and agree targets to be achieved with Ofwat.

4.3.2 Thames Water currently have no plans to upgrade the STW during AMP 6 (2015 – 2020) or AMP 7 (2020-2025). As stated in section 4.2, Thames Water are in the process of assessing the theoretical capacity against the identified demand and future growth. Although results of this assessment are expected late 2018, Thames Water do not envisage any immediate upgrade works will be required as long-term development plans were included in their predications and current capacity assessment. However, they confirm that suitable plans will be established once the final results are available.

5 Environmental Capacity

5.1.1 The sewerage catchment for Reading STW includes Caversham and Emmer Green to the north, Sonning in the northeast, and extends to the M4 in the south. Theale to the west of Reading and Earley to the east of Reading are also drained to the STW.

5.1.2 The receiving watercourse for the final effluent is Foudry Brook, which in turn discharges in the River Kennet. Figure 5-1 indicates the point of discharge into the Foudry Brook.

5.2 WFD Waterbody and Classification

Foudry Brook

5.2.1 The Foudry Brook (West End Brook to M4) WFD water body (GB106039017380), located between Mortimer and central Reading, is not designated Heavily Modified Water Body. The water body is currently (Cycle 2 2016) classified as at overall poor status, driven by an ecological classification of poor status. The overall objectives for the Foudry Brook (West End Brook to M4) are to be Moderate by 2021.

5.2.2 Ecologically, the failure is driven by a poor status for fish, and a moderate status for macrophytes and phytobenthos combined. The physico-chemical status is noted to be moderate, due to the poor status of phosphate.

5.2.3 According to the EA Reasons for Not Achieving Good status (RNAG) data, the failure of the sub-elements fish, macrophytes and phytobenthos combined, and phosphate are due to a number of reasons. These include physical modification due to urbanisation and ecological discontinuity, and discharge from sewage treatment works. These causes are currently suspected or probable and have therefore not been confirmed.

5.2.4 The chemical status of the water body was classified as at good status for Cycle 2. The water body is not currently meeting its WFD objective of achieving moderate status by 2021.

Kennet and Holy Brook

5.2.5 The Kennet and Holy Brook WFD water body (GB106039023140), located between Aldermaston and Caversham, is a designated Heavily Modified Water Body, which is currently (Cycle 2 2016) classified as at overall moderate potential, driven by an ecological classification of moderate potential. The overall objectives for the Kennet and Holy Brook are to be Good by 2027.

5.2.6 Ecologically, the failure is driven by a moderate potential for fish, and a moderate or less potential for mitigation measures assessment. The 'mitigation measures assessment' element demonstrates whether appropriate measures are in place in order to mitigate the impacts of any modification on ecology of the water body. A classification of moderate or less implies that there are not appropriate mitigation measures in place.

5.2.7 According to the EA Reasons for Not Achieving Good status (RNAG) data, the failure of the sub-elements fish and mitigation measures assessment are due to a number of reasons. These reasons fall under the National Significant Water Management Issue (SWMI) category of physical modification, including barriers to fish migration, land drainage, and recreation.

5.2.8 The chemical status of the water body was classified as at good status for Cycle 2. The water body is not currently meeting its WFD objective of achieving good potential by 2027.

5.3 Thames River Basin District River Basin Management Plan (RBMP) Objectives

5.3.1 The 2015 RBMP identifies a number of contributions made to achieve measures and identify future aims for the Kennet and tributaries management catchment, and the Thames and South Chilterns management catchment.

Kennet and Tributaries:

- Implementing habitat restoration and fish passage improvement schemes in the Middle Kennet and Lambourn to improve fish populations and improve hydromorphology by reducing the impact of impoundments;
- Reducing nitrate and phosphate pollution in the Middle Kennet and tributaries;
- Improve understanding of the relationship between water quality and algal growth, and implement a scheme to reduce the problems of algae and its impacts on plants;
- Improve the water quality of the Kennet and Avon Canal; and
- Improve treated wastewater from small point source inputs.

Thames and South Chilterns:

- Habitat improvement projects creating a significant number and range of new habitats for fish and invertebrates;
- Reducing impacts of point source and diffuse source pollution;
- Increasing the amount of wetland areas across the Thames catchment; and
- Removal of fish barriers along the Thames river corridor.

5.3.2 It notes that the three main issues within the Kennet and tributaries management catchment are the interrelated impacts of nutrients, sediments and algal growth; channel modification and degradation of habitats; and pressures from abstraction within the catchment.

5.3.3 Within the Thames and South Chilterns management catchment, the three main issues are diffuse pollution from both rural and urban sources, point source pollution and habitat degradation.

5.4 Catchment Boundaries

5.4.1 The Reading sewerage catchment is made up of Reading and most of its suburbs, including Caversham, parts of Woodley, Whitley, Southcote, Norcot, Calcot and Tilehurst and a number of surrounding villages.

5.4.2 However, the eastern part of Woodley, the south-eastern part of Earley and Lower Earley drain to the Wargrave catchment.

5.4.3 The suburb of Purley, in the west of Reading, discharges into the Pangbourne catchment. Figure 5-1 indicates the catchment areas.

5.4.4 The Caversham catchment covers the northern area of Reading, to the north of the River Thames. The sewerage system is a mixture of gravity and pumped flows, draining to Caversham SPS, which pumps flows under the River Thames to Blakes Lock SPS.

5.4.5 The Southcote catchment covers the lower-west area of the Reading catchment and drains to Circuit Lane SPS, which is located south-west of the Southcote railway junction. The system is primarily gravity flows but with flows from Theale (south-west of the M4) being pumped from Brunel Road SPS. Circuit Lane SPS pumps directly to Reading STW.

5.4.6 The Tilehurst and Norcot catchments cover the upper-west area of the Reading catchment and drain to Cow Lane SPS, to the north-west of Reading town. There is a bifurcation at Cow Lane SPS that allows flows to 'spill' into the central Reading network. Cow Lane SPS pumps directly to Reading STW.

5.4.7 The part of Woodley that drains into the Reading catchment is located to the north-east of Reading to the eastern side of the A3290. Two main Thames Valley Park SPS and Sutton Seeds SPS, both discharge into the central Reading network in the north-west which gravitates to Blakes Lock SPS.

5.4.8 Whitley catchment is located to the south of central Reading and to the east of Reading STW. The northern half of the catchment drains to the Inlet SPS for Reading STW, which includes flows pumped into the network from the university. The southern half drains to either Stadium SPS or Bennet Road SPS, which are linked together. Part of the industrial estate in the east of Whitley drains to Cradock Road SPS where it is pumped directly to the treatment works. The Inlet SPS for Reading STW, Cradock Road SPS, Stadium SPS and Bennet Road SPS pump directly to Reading STW.

5.4.9 The central area of Reading drains to Blakes Lock SPS, which is located to the east of the town centre and to the south of the River Thames. Three additional central pumping stations contribute to the central area discharge: The Napier Road SPS pumped flow joins the main trunk sewer, a small amount of pumped flow from Berkeley Avenue SPS and pumped flow from the small residential area through the Sutton Seeds SPS.

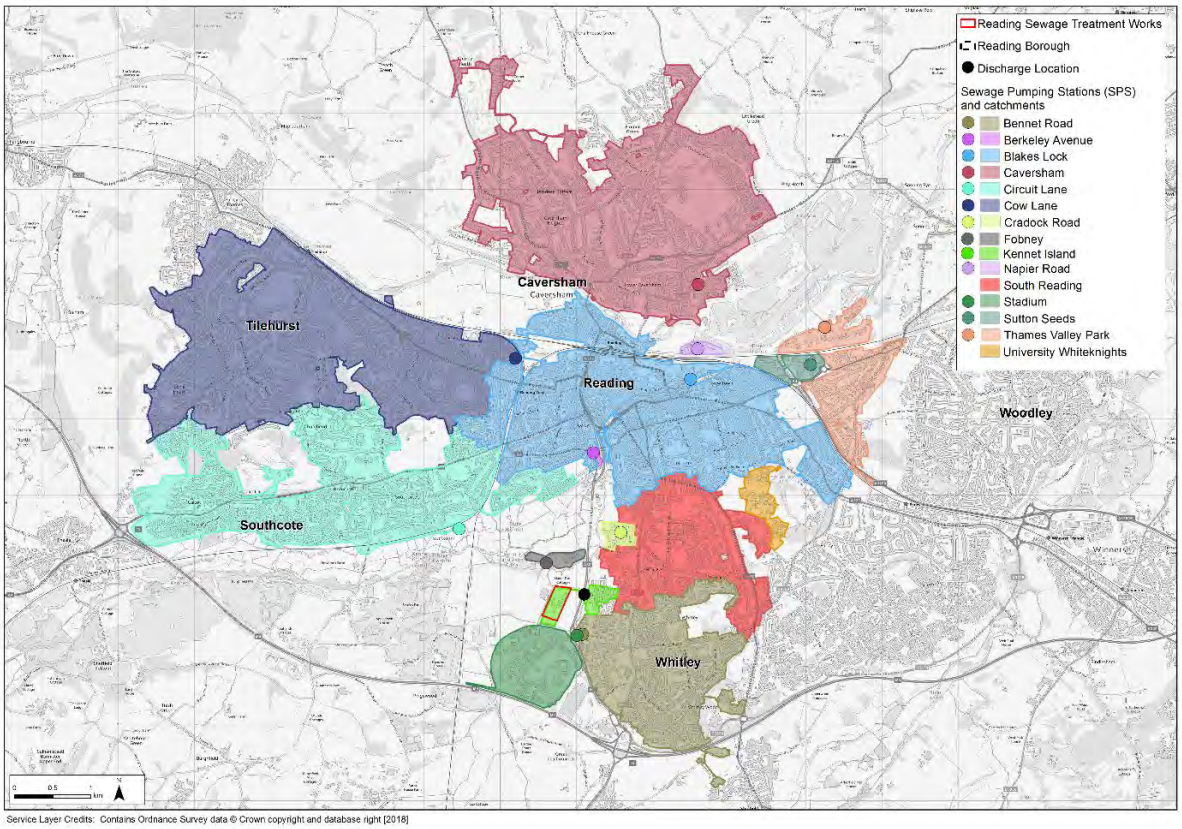


Figure 5.1 – Catchment Areas and Sewage Pumping Stations within Reading Borough Administrative Boundary

5.5 Discharge Permits

5.5.1 The EA sets limits in order to protect the ecology and the quality of the water of the receiving waterbody. All STWs are issued with a permit to discharge by the EA and the permit sets out the conditions on the maximum volume of treated wastewater that it can discharge as well as limits on its quality.

5.5.2 Dry weather flow (DWF) refers to the flow of wastewater in a drainage network under normal conditions during periods of dry weather with minimal infiltration and outside of peak discharge periods. The discharge permit measured as DWF determines the maximum number of properties that can be connected to a STW catchment and usually provides for an allowance for headroom to accommodate future development.

5.5.3 The permit will also contain conditions which limit or require the elimination of potential harmful substances to ensure the water quality of the receiving waterbody is not adversely affected.

5.5.4 The maximum permitted volume of treated effluent that can be discharged into the Foudry Brook from the Reading STW as set by the EA is 177,275m^3/day. The table below shows that the calculated maximum to treat in the 2010 base year was 108,205m^3/day and in the 2021 forecast year this flow projection is estimated to be 110,454 m^3/day. In 2031 the predicted volume of treated effluent to be discharged reduces to 108,703m^3/day, which is close to base year levels.

Table 5.1 – Permitted and Forecast Flow Consent

Permitted Flow Consent	Base Year 2010	Forecast Year 2021	Forecast Year 2031
177,275 m^3/day	108,205	110,454	108,703

5.5.5 The reduction in the volume of treated wastewater from 2021 to 2031 is due to the rate of predicted growth within the Reading Area being counteracted by the reduction in water usage per person per day as a result of more people using water saving devices and smart meters. Table 5.1 therefore indicates that Reading is well within the consented treated wastewater flows that may be discharged into the Foudry Brook.

5.5.6 The quality limits set by the EA for pollutant loads for Reading STW to discharge treated wastewater into the Foudry Brook is 30:5:2:1 suspended solids (SS): Biochemical Oxygen Demand (BOD): ammonia: phosphate (AmmN:P).

Table 5.2 – Permitted and Actual Discharge Consent

Year	Last sample date	Reading (Island Rd) Final Effluent set up (fixed machine) SS	Reading (Island Rd) Final Effluent set up (fixed machine) BOD	Reading (Island Rd) Final Effluent set up (fixed machine) AMM	Reading (Island Rd) Final Effluent set up (fixed machine) PHOSPHORUS TOTAL BY ICP	Reading (Island Rd) Final Effluent set up (fixed machine) PHOSPHORUS TOTAL
	19/03/2018	**mg/L**	**mg/L**	**mg/L**	**mg/L**	**mg/L**
	Consent	**30**	**5**	**2**	**1**	**1**
2007	Average	3.4	2.4	0.04	-	0.2
	95%ile	5.2	2.9	0.08	-	-
2008	Average	4.3	2.4	0.06	-	0.4
	95%ile	8.0	3.9	0.08	-	-
2009	Average	3.9	1.6	0.05	0.9	0.4
	95%ile	7.1	3.5	0.05	-	-
2010	Average	4.3	1.7	0.08	-	0.5
	95%ile	6.6	2.9	0.13	-	-
2011	Average	3.8	1.9	0.07	0.7	0.4
	95%ile	6.8	2.1	0.13	-	-
2012	Average	3.5	2.1	0.07	0.7	-
	95%ile	6.8	2.9	0.15	-	-
2013	Average	4.5	2.2	0.06	0.6	
	95%ile	7.7	3.1	0.13	-	
2014	Average	5.9	2.3	0.21	0.6	-
	95%ile	10.7	3.1	0.65	-	-
2015	Average	5.7	2.4	0.18	0.6	-
	95%ile	9.9	3.6	0.82	-	-
2016	Average	6.1	2.3	0.05	0.5	-
	95%ile	9.9	3.4	0.13	-	-

Year	Last sample date	Reading (Island Rd) Final Effluent set up (fixed machine) SS	Reading (Island Rd) Final Effluent set up (fixed machine) BOD	Reading (Island Rd) Final Effluent set up (fixed machine) AMM	Reading (Island Rd) Final Effluent set up (fixed machine) PHOSPHORUS TOTAL BY ICP	Reading (Island Rd) Final Effluent set up (fixed machine) PHOSPHORUS TOTAL
2017	Average	6.9	2.3	0.05	0.6	-
	95%ile	12.6	3.0	0.13	-	-

5.5.7 Sample results from 2007 to 2017 have been obtained from Thames Water and are indicated in Table 5.2. The average and 95th percentile results for each year indicate that current discharge levels into the Foudry Brook are currently well within the limits set by the EA.

5.5.8 With the projected growth in Reading Borough it is likely that the discharge levels will increase however once the SOLAR assessment has been undertaken to accommodate the projected growth as detailed in the Pre-Submission Draft Local Plan, mitigation measures can be implemented if required, to ensure that these limits are not exceeded.

6 Summary and Conclusions

6.1.1 This Water Quality Assessment supports the new Reading Borough Local Plan and responds to the EA's request to demonstrate that the proposed growth identified in the plan will not adversely affect water quality.

6.1.2 The projected growth for Reading Borough up to the year 2036 is for the provision of at least an additional 15,433 homes. The additional wastewater generated by the proposed development will be treated at the Reading STW, but should not adversely affect water quality in the Foudry Brook and subsequently the River Kennet.

6.1.3 It is considered that compliance with national planning policy has been demonstrated through the representations that Thames Water has made during the Draft Local Plan and Pre-Submission Draft Local Plan consultation periods.

6.1.4 Where site-specific comments on wastewater have been made by Thames Water, the Pre-Submission Draft Local Plan has incorporated them into the policy wording. This is to ensure that development is viable and deliverable and that developers in conjunction with Thames Water give early consideration to the potential impact on wastewater infrastructure to ensure upgrades to the network can be undertaken where required.

6.1.5 The projected growth in the area will increase the demand for sewerage treatment and place increased pressure on the treatment works. However, Thames Water has stated that the capacity of the STW and local sewers have been assessed to be more than adequate under normal design flow conditions to manage current demand and the potential demand created from new developments.

6.1.6 Current Thames Water forecasts indicate that there is sufficient capacity within the existing environmental permit in terms of volume of treated effluent discharged into the Foudry Brook. Thames Water are in the process of updating their base SOLAR model to include the development as set out in the Pre-Submission Draft Local Plan. The update will also include any upgrade works that have enhanced the network since 2010 to provide a more accurate assessment of the available headroom at the STW along with options to accommodate growth at the STW in the long term.

6.1.7 Both the Foudry Brook and the River Kennet are not currently meeting their WFD objective due to a number of reasons as set out in section 5.2. However, sample results of the treated effluent indicate that there is sufficient environmental capacity to accommodate future growth.

6.1.8 The changes to the Water Industry Act 1991, mean that from 1st April 2018, Thames Water are required to fund and deliver all required reinforcement to enable development. As such, even if there is found to be inadequate capacity in the network, Thames Water will reinforce the network in line with the development programme.

6.1.9 Continued collaboration with neighbouring local authorities will also be required continued to ensure that future growth scenarios are accommodated within the assessment.

Appendix A Thames Water Correspondence with RBC (January 2018)

Sent by email to: planningpolicy@reading.gov.uk

thameswaterplanningpolicy@savills.com

0118 9520 500

25th January 2018

Reading Borough Council – Pre-Submission Draft Borough Local Plan

Dear Sir / Madam

Thank you for consulting Thames Water on the above document. Thames Water are the statutory water and sewerage undertaker for the Borough and are hence a **"specific consultation body"** in accordance with the Town & Country Planning (Local Planning) Regulations 2012.

Policy Specific Comments

Policy EN16 - Pollution and Water Resources

Thames Water would like to support Policy EN16 and its supporting text. Following our comments made to the draft Local Plan in June 2017, we are pleased to see the additional supporting text at paragraph 4.2.91.

Policy EN18 – Flooding and Sustainable Drainage Systems

We would like to support policy EN18 and its requirement for all major developments to incorporate SUDs in line with the Government's technical standards

Policy H5 – Standards for New Housing

We would like to support Policy H5, specifically part b and supporting paragraph 4.4.42 which deals directly with water efficiency and the requirement for all new build housing to meet 110 litres per person per day.

Policy SR5: Leisure and Recreation Use of the Kennetside Areas

Whilst we do not object to the Policy itself, we have a concern with regards to a marina being a potential use. Thames Water would need to be satisfied that there would be no adverse impact due to, for example, increased turbidity.

If the Council decide to proceed with the above policy we would request that the last paragraph of the Policy is amended to read:

"Any proposals will need to demonstrate that there will be no adverse impacts on biodiversity, flood risk, landscape, public foot and cycle access along the river and the operation and condition of the river and the operation of the adjacent Water Treatment Works. If a proposal results in additional use of the Kennet by boats, it should not have an adverse effect on the River Kennet Site of Special Scientific Interest further upstream."

And the additional text included as supporting text

"Thames Water should be contacted at the earliest opportunity to discuss any potential proposal."

Site Specific Comments

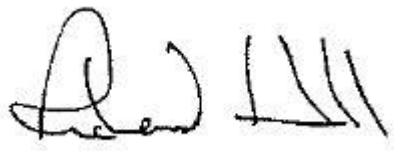
The pre submission draft has proposed some differences in dwellings numbers for the draft allocations, but not of any significance, as such our comments in relation to water supply and waste water network remain as previously submitted, and which are attached again for reference.

In relation to sewage treatment capacity, the projected population growth within the area will increase demand for sewerage treatment, placing increased pressure on the treatment works. We are in the process of assessing available headroom and options to accommodate growth in the long term at Reading STW, as such early engagement and confirmation of delivery rates would be valuable to inform the assessment.

With the above in mind Thames Water supports the statement *"give early consideration to the potential impact on water and wastewater infrastructure in conjunction with Thames Water, and make provision for upgrades where required"* which is included within a number of the site specific allocation policies

We trust the above is satisfactory, but please do not hesitate to contact my colleague Carmelle Bell at the above number should you have any queries.

Yours sincerely



Richard Hill
Head of Property

Site ID	Site Name	Water Response	Waste Response	Additional Comments
49948	CA1a Reading University Boat Club, Promenade Road, Reading (A13)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
21925	CA1B Part of Reading Golf Course Kidmore End Road (A19)	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	
1447	CA1c Land at Lowfield Road, Reading (B51)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
49953	CA1d Rear of 200-214 Henley Road, 12-24 All Hallows Road & 7 & 8 Copse Avenue, Reading (A20)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
49955	CA1e Rear of 13-14a Hawthorne Road & 282-292 Henley Road, Reading (A21)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

49960	CA1f Land rear of 1&3 Woodcote Road & 21 St Peter's Hill, Reading (A26)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
49967	CR11a Friar Street & Station Road Reading (B1)	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	

49969	CR11b Greyfriars Road Corner, Reading. (B2)	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	
49970	CR11c, Station Hill, Reading.	The water treatment capacity in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades may be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the water treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Water Treatment Works upgrades can take 18 months to 3 years to design and build	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

49936	CR11d Brunel Arcade and Apex Plaza Reading (A1)	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
49973	CR11e North of the Station, Reading. (B4)	The water treatment capacity in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades may be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the water treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Water Treatment Works upgrades can take 18 months to 3 years to design and build	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

55129	CR11F: West of Caversham Road	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
49975	CR11g Riverside, Reading. (B5)	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

16630	CR11h NAPIER ROAD JUNCTION	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
21922	CR11i Napier Court Napier Road Reading (B7)	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

49982	CR12a,Cattle Market, Reading (B8)	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
42997	CR12b, Great Knolly Street & Weldale Street, Reading (B9)	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

49987	CR12c, Chatham Street Reading (B17)	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known. .
55130	CR12d, Broad Street Mall	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

49983	CR12e Hosier Street, Reading (B12)	The water treatment capacity in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades may be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the water treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Water Treatment Works upgrades can take 18 months to 3 years to design and build	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
49984	CR13a Reading Prison (B13)	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	

49985	CR13b Forbury Retail Park (B14)	The water treatment capacity in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades may be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the water treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Water Treatment Works upgrades can take 18 months to 3 years to design and build	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
20122	CR13c Kenavon Drive, Reading, (B15)	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	

49986	CR13d Gas Holder, Kenavon Drive, Reading (B16)	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	
55136	CR14a Central Swimming Pool, Battle Street	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	The comments above is based on foul water discharge to the public sewer by gravity (NOT PUMPED) and surface water is not discharged to the public sewer.

49990	CR14b Former Reading Family Centre, North Sreet (B19)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

55137	CR14c 17 -23 Queen Victoria Street	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

49942	CR14d 173 -175 Friar Street and 27-32, Reading (A6)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
49996	CR14e 3-10 Market Place, Abbey Hall & Abbey Square, Reading (B22)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the vicinity of Market Place area within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early

				consultation concerning any proposed development.
55138	CR14f 1-5 King Street	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the vicinity of Market Place area within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development.
50002	CR14g The Oracle Extension, Bridge Street & Letcombe Street, Reading. (B26)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

55139	CR14h Central Club, London Street	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the vicinity of Market Place area within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development.
55140	CR14i Enterprise House, 89-97 London Street	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the vicinity of Blakes Lock area within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development.

50006	CR14j Corner of Crown Street & Southampton Street, Reading. (B28)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

50007	CR14k Corner of Crown Street & Silver Street Reading	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known. There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or

				would come within 3 metres of, a public sewer.

52315	CR14l 187-189 & 191 Kings Road Reading RG1 4EX	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
50013	CR14m Caversham Lock Island, Reading (B33)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water

				would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
55160	ER1a The Woodley Arms PH, Waldeck Street	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There are public sewers crossing this site.

48389	ER1b 3 - 5 Craven Road, Reading, RG1 5LF	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known. There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer.

49956	ER1c Rear of 8-26 Redlands Road, Reading (A22)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
49957	ER1d Land adjacent to 40 Redlands Road, Reading (A23)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

48240	ER1e St Patricks Hall 20 Northcourt Avenue Reading RG2 7HB	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	
55162	ER1f Hamilton Centre, Bulmershe Road	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
49952	ER1g Alexander House, Kings Road, Reading (A18)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water

				would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

55164	ER1h Arthur Hill Swimming Pool, 221-225 Kings Road	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known. There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer.

21816	ER1i 261-275 London Road Reading (B34)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
55166	ER1k 131 Wokingham Road	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
49966	SR1a, Former Landfill, Island Road	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	Where development is being proposed within 800m of a sewage treatment works, the developer or local authority should liaise with Thames Water to consider whether an odour impact assessment is required as part of the promotion of the site and potential planning application submission. The odour impact assessment would determine whether the proposed development would result in adverse amenity impact for new

				occupiers, as those new occupiers would be located in closer proximity to a sewage treatment works.
35248	SR1b Land North of Island Road Reading RG2 0WR	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	

49963	SR1c Island Road, Longwater Avenue, A33 Frontage	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The development being proposed within 800m of a Reading Sewage Treatment Works, the developer or local authority should liaise with Thames Water to consider whether an odour impact assessment is required as part of the promotion of the site and potential planning application submission. The odour impact assessment would determine whether the proposed development would result in adverse amenity impact for new occupiers, as those new occupiers would be located in closer proximity to a sewage treatment works. There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would

				be over the line of, or would come within 3 metres of, a public sewer.

50016	SR2 Land north of Manor Farm Road, Reading (B39)	The water treatment capacity in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades may be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the water treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Water Treatment Works upgrades can take 18 months to 3 years to design and build	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	This Development is likely to be above the current water treatment capacity to supply and would require significant investment to supply.
55135	SR3 South of Elgar Road Major Opportunity Area	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	

55141	SR4a Pulleyn Park, Rose Kiln Lane	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
55142	SR4b Rear of 3-29 Newcastle Road	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There are Thames Water assets near this site.

55143	SR4C 169-173 Basingstoke Road	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There are Thames Water assets near this site.
49962	SR4d 16-18 Bennet Road, Reading (A28)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
55144	SR4e Part of Former Berkshire Brewery Site	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

55145	SR4f Land South West of Junction 11 of the M4	Due to the complexities of water networks the level of information contained in this document does not allow Thames Water to make a detailed assessment of the impact the proposed housing provision will have on the water infrastructure and its cumulative impact. To enable us to provide more specific comments on the site proposals we require details of the Local Authority's aspiration for each site. For example, an indication of the location, type and scale of development together with the anticipated timing of development. Thames Water would welcome the opportunity to meet xxxxx to discuss the water infrastructure needs relating to the Local Plan.	Due to the complexities of wastewater networks the level of information contained in this document does not allow Thames Water to make a detailed assessment of the impact the proposed housing provision will have on the wastewater infrastructure. To enable us to provide more specific comments on the site proposals we require details of the Local Authority's aspiration for each site. For example, an indication of the location, type and scale of development together with the anticipated timing of development. Thames Water would welcome the opportunity to meet XXXXXX to discuss the wastewater infrastructure needs relating to the Local Plan.	
13129	WR1 Dee Park Estate, Tilehurst, Reading (B49)	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water have upgraded infrastructure downstream of this site to accommodate the proposed development. Further consultation would be required if changes to the previously proposed development were made.

50018	WR2: Park Lane Primary School, The Laurels & Downing Road, Tilehurst, Reading (B46)	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
49946	WR3a Former Cox & Wyman SIte, Cardiff Road, Reading (A9)	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

55146	WR3b 2 Ross Road & Part of Meadow Road	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

55147	WR3c 28-30 Richfield Avenue	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There are Thames Water assets on this site. Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

55148	WR3e Yeomanry House, Castle Hill	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

55149	WR3f 4 Berkeley Avenue	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

20333	WR3G 211 - 221 Oxford Road & 10 & rear of 8 Prospect Road Reading (B41)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

21919	WR3h Rear of 303-315 Oxford Road Reading (B42)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

21794	WR3i Part of former Battle Hospital Portman Road (B48)	The water treatment capacity in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades may be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the water treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Water Treatment Works upgrades can take 18 months to 3 years to design and build	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
55150	WR3j Land at Moulsford Mews	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
34626	WR3K 784-794 Oxford Road Reading RG30 1EL (B47)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
55151	WR3L 816 Oxford Road	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

55152	WR3m 103 Dee Road	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There are public sewer crossing this site.
55153	WR3N Amethyst Lane	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
34352	WR3o Meadway Centre, Reading, RG30 (B50)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
21818	WR3p The Alice Burrows Home, Dwyer Road Reading (B45)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There are public sewers crossing this site
55154	WR3q Norcott Community Centre, Lyndhurst Road	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

28523	WR3r Charters Car Sales, OXFORD ROAD, READING	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
55155	WR3s Land at Kentwood Hill	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
55156	WR3t Land at Armour Hill	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

Appendix B Thames Water Correspondence with RBC (June 2017)

Sent by email to: planningpolicy@reading.gov.uk

thameswaterplanningpolicy@savills.com

0118 9520 500

14 June 2016

Reading Draft Reading Borough Local Plan

Dear Sir / Madam

Thank you for consulting Thames Water on the above document. Thames Water are the statutory water and sewerage undertaker for the Borough and are hence a **"specific consultation body"** in accordance with the Town & Country Planning (Local Planning) Regulations 2012.

General Comments

A key sustainability objective for the preparation of the Local Plan should be for new development to be co-ordinated with the infrastructure it requires to serve it and to take into account the capacity of existing infrastructure.

Paragraph 156 of the National Planning Policy Framework (NPPF), March 2012, states: *"Local planning authorities should set out strategic policies for the area in the Local Plan. This should include strategic policies to deliver: … the provision of infrastructure for water supply and wastewater..."*

Paragraph 162 of the NPPF relates to infrastructure and states: *"Local planning authorities should work with other authorities to: assess the quality and capacity of infrastructure for water supply and wastewater and its treatment … take account of the need for strategic infrastructure including nationally significant infrastructure within their areas."*

The web based National Planning Practice Guidance (NPPG) published in March 2014 includes a section on 'water supply, wastewater and water quality' and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The introduction to this section also sets out that: *"Adequate water and wastewater infrastructure is needed to support sustainable development" (Paragraph: 001, Reference ID: 34-001-20140306).*

Policy Specific Comments

Policy EN16 - Pollution and Water Resources

With the above in mind and given the importance of water and waste water issues we would like to see Policy EN16 amended to include the below red text:

"Development will only be permitted where it would not be damaging to the environment through land, noise or light pollution; where it would preserve or ideally enhance ground and surface water quality; and where existing water resources, sewerage and wastewater treatment infrastructure are adequate to support the proposed development.

Proposals for development that are sensitive to the effects of noise or light pollution will only be permitted in areas where they will not be subject to high levels of such pollution, unless adequate mitigation measures are provided to minimise the impact of such pollution.

Development will only be permitted on land affected by contamination where it can be demonstrated that the contamination can be satisfactorily remediated so that it is suitable for the proposed end use and will not impact on the groundwater environment.

When there is a capacity constraint and improvements in off-site infrastructure are not programmed, the developer should set out how the infrastructure improvements will be completed prior to occupation of the development."

Policy EN17 – Flooding and Sustainable Drainage Systems

We would like to support policy EN17 and its requirement for all major development s to incorporate SUDs in line with the Government's technical standards

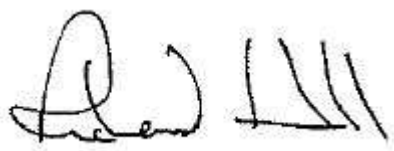
Site Specific Comments

The attached table provides site specific comments from a desktop assessments on sewerage/wastewater infrastructure, but more detailed modelling may be required to refine the requirements.

These sites have been assessed on an individual base. Therefore, the impact of multiple sites in the same area coming forward will have a greater impact. The scale, location and time to deliver any required upgrades will be determined after receiving a clearer picture of the location, type and scale of development together with its phasing. Thames Water welcomes the opportunity to work closely with the neighbourhood forum to identify the net increase in wastewater and water supply demand on our infrastructure.

We trust the above is satisfactory, but please do not hesitate to contact my colleague Carmelle Bell at the above number should you have any queries.

Yours sincerely



Richard Hill
Head of Property

Site ID	Site Name	Water Response	Waste Response	Additional Comments
21816	261-275 London Road Reading (B34)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
21925	CA1B Part of Reading Golf Course Kidmore End Road (A19)	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	

1447	CA1c Land at Lowfield Road, Reading (B51)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Caversham SPS and Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
49953	CA1d Rear of 200-214 Henley Road, 12-24 All Hallows Road & 7 & 8 Copse Avenue, Reading (A20)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Caversham SPS and Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

49955	CA1e Rear of 13-14a Hawthorne Road & 282-292 Henley Road, Reading (A21)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Caversham SPS and Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
49960	CA1f Land rear of 1&3 Woodcote Road & 21 St Peter's Hill, Reading (A26)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Caversham SPS and Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

49967	CR11a Friar Street & Station Road Reading (B1)	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known. There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.
49969	CR11b Greyfriars Road Corner, Reading. (B2)	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

49970	CR11c, Station Hill, Reading.	The water treatment capacity in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades may be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the water treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Water Treatment Works upgrades can take 18 months to 3 years to design and build	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
49936	CR11d Brunel Arcade and Apex Plaza Reading (A1)	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

49973	CR11e North of the Station, Reading. (B4)	The water treatment capacity in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades may be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the water treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Water Treatment Works upgrades can take 18 months to 3 years to design and build	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
55129	CR11F: West of Caversham Road	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

49975	CR11g Riverside, Reading. (B5)	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
16630	CR11h NAPIER ROAD JUNCTION	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

21922	CR11i Napier Court Napier Road Reading (B7)	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
49982	CR12a,Cattle Market, Reading (B8)	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

42997	CR12b, Great Knolly Street & Weldale Street, Reading (B9)	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
49987	CR12c, Chatham Street Reading (B17)	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

55130	CR12d, Broad Street Mall	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
49983	CR12e Hosier Street, Reading (B12)	The water treatment capacity in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades may be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the water treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Water Treatment Works upgrades can take 18 months to 3 years to design and build	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

49984	CR13a Reading Prison (B13)	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	
49985	CR13b Forbury Retail Park (B14)	The water treatment capacity in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades may be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the water treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Water Treatment Works upgrades can take 18 months to 3 years to design and build	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

20122	CR13c Kenavon Drive, Reading, (B15)	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	
49986	CR13d Gas Holder, Kenavon Drive, Reading (B16)	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

55136	CR14a Central Swimming Pool, Battle Street	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	The comments above is based on foul water discharge to the public sewer by gravity (NOT PUMPED) and surface water is not discharged to the public sewer.
49990	CR14b Former Reading Family Centre, North Sreet (B19)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

55137	CR14c 17 -23 Queen Victoria Street	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
49942	CR14d 173 -175 Friar Street and 27-32, Reading (A6)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

49996	CR14e 3-10 Market Place, Abbey Hall & Abbey Square, Reading (B22)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the vicinity of Market Place area within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development.
55138	CR14f 1-5 King Street	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the vicinity of Market Place area within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development.
55139	CR14h Central Club, London Street	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the vicinity of Market Place area within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development.

55140	CR14i Enterprise House, 89-97 London Street	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the vicinity of Blakes Lock area within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development.
50006	CR14j Corner of Crown Street & Southampton Street, Reading. (B28)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

50007	CR14k Corner of Crown Street & Silver Street, Reading (B29)	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known. There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer.
52315	CR14l 187-189 & 191 Kings Road Reading RG1 4EX	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

50013	CR14m Caversham Lock Island, Reading (B33)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
55160	ER1a The Woodley Arms PH, Waldeck Street	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There are public sewers crossing this site.

48389	ER1b 3 - 5 Craven Road, Reading, RG1 5LF	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known. There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer.
49956	ER1c Rear of 8-26 Redlands Road, Reading (A22)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

49957	ER1d Land adjacent to 40 Redlands Road, Reading (A23)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
48240	ER1e St Patricks Hall 20 Northcourt Avenue Reading RG2 7HB	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	
55162	ER1f Hamilton Centre, Bulmershe Road	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

49952	ER1g Alexander House, Kings Road, Reading (A18)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
55164	ER1i Arthur Hill Swimming Pool, 221-225 Kings Road	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known. There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer.

55166	ER1k 132 Wokingham Road	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
49948	Reading University Boat Club, Promenade Road, Reading (A13)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Caversham SPS and Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
49966	SR1a, Former Landfill, Island Road	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	Where development is being proposed within 800m of a sewage treatment works, the developer or local authority should liaise with Thames Water to consider whether an odour impact assessment is required as part of the promotion of the site and potential planning application submission. The odour impact assessment would determine whether the proposed development would result in adverse amenity impact for new occupiers, as those new occupiers would be located in closer proximity to a sewage treatment works.

35248	SR1b Land North of Island Road Reading RG2 0WR	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	

49963	SR1c Island Road, Longwater Avenue, A33 Frontage	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	The development being proposed within 800m of a Reading Sewage Treatment Works, the developer or local authority should liaise with Thames Water to consider whether an odour impact assessment is required as part of the promotion of the site and potential planning application submission. The odour impact assessment would determine whether the proposed development would result in adverse amenity impact for new occupiers, as those new occupiers would be located in closer proximity to a sewage treatment works. There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer We would be concerned about development in proximity to the river intake and groundwater protection zone for Fobney WTW. .

50016	SR2 Land north of Manor Farm Road, Reading (B39)	The water treatment capacity in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades may be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the water treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Water Treatment Works upgrades can take 18 months to 3 years to design and build	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	This Development is likely to be above the current water treatment capacity to supply and would require significant investment to supply. There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.
55135	SR3 South of Elgar Road Major Opportunity Area	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	

55141	SR4a Pulleyn Park, Rose Kiln Lane	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
55142	SR4b Rear of 3-29 Newcastle Road	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There are Thames Water assets near this site.
55143	SR4C 169-173 Basingstoke Road	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There are Thames Water assets near this site.
49962	SR4d 16-18 Bennet Road, Reading (A28)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

55144	SR4e Part of Former Berkshire Brewery Site	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
55145	SR4f Land South West of Junction 11 of the M4	Due to the complexities of water networks the level of information contained in this document does not allow Thames Water to make a detailed assessment of the impact the proposed housing provision will have on the water infrastructure and its cumulative impact. To enable us to provide more specific comments on the site proposals we require details of the Local Authority's aspiration for each site. For example, an indication of the location, type and scale of development together with the anticipated timing of development. Thames Water would welcome the opportunity to meet xxxxx to discuss the water infrastructure needs relating to the Local Plan.	Due to the complexities of wastewater networks the level of information contained in this document does not allow Thames Water to make a detailed assessment of the impact the proposed housing provision will have on the wastewater infrastructure. To enable us to provide more specific comments on the site proposals we require details of the Local Authority's aspiration for each site. For example, an indication of the scale of development together with the anticipated timing of development. Thames Water would welcome the opportunity to discuss the wastewater infrastructure needs relating to the Local Plan.	
50002	The Oracle Extension, Bridge Street & Letcombe Street, Reading. (B26)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	The total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

21818	WE3p The Alice Burrows Home, Dwyer Road Reading (B45)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There are public sewers crossing this site.
13129	WR1 Dee Park Estate, Tilehurst, Reading (B49)	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water have upgraded infrastructure downstream of this site to accommodate the proposed development. Further consultation would be required if changes to the previously proposed development were made.
50018	WR2: Park Lane Primary School, The Laurels & Downing Road, Tilehurst, Reading (B46)	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

49946	WR3a Former Cox & Wyman SIte, Cardiff Road, Reading (A9)	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
55146	WR3b 2 Ross Road & Part of Meadow Road	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

55147	WR3c 28-30 Richfield Avenue	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There are Thames Water assets on this site. Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
55148	WR3e Yeomanry House, Castle Hill	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

55149	WR3f 4 Berkeley Avenue	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
20333	WR3G 211 - 221 Oxford Road & 10 & rear of 8 Prospect Road Reading (B41)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.

21919	WR3h Rear of 303-315 Oxford Road Reading (B42)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water would advise that with regard to foul water sewerage infrastructure we would not have any concerns with this individual development site. However, the total development identified in the sewerage catchment draining to Blakes Lock SPS within the Reading development plan may cause concern if all developments were to go ahead. Thames Water would welcome early consultation concerning any proposed development and once the scale of overall development in the catchment is known.
21794	WR3i Part of former Battle Hospital Portman Road (B48)	The water treatment capacity in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades may be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the water treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Water Treatment Works upgrades can take 18 months to 3 years to design and build	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
55150	WR3j Land at Moulsford Mews	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation	

			to this site.	
34626	WR3K 784-794 Oxford Road Reading RG30 1EL (B47)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
55151	WR3L 816 Oxford Road	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
55152	WR3m 103 Dee Road	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There are public sewer crossing this site.
55153	WR3N Amethyst Lane	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

		required, where, when and how it will be delivered		
34352	WR3o Meadway Centre, Reading, RG30 (B50)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
55154	WR3q Norcott Community Centre, Lyndhurst Road	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
28523	WR3r Charters Car Sales, OXFORD ROAD, READING	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
55155	WR3s Land at Kentwood Hill	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

		be delivered		
55156	WR3t Land at Armour Hill	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	