

From: [John Georgoulas](#)
To: [Planning Administration](#)
Subject: RE: FAO Case Officer - Our DTS Ref: 62455 Your Ref: 200328
Date: 30 November 2021 10:27:34
Attachments: [image001.png](#)
[image002.png](#)

Hi,

Please see our comments below:

Reading Borough Council Council Offices Civic Centre Reading Berks RG1 7TD Our DTS Ref: 62455 Your Ref: 200328
8 November 2021

Dear Sir/Madam

Re: VASTERN COURT, CAVERSHAM ROAD, READING, READING, BERKSHIRE, RG1 8BA

Waste Comments

The application indicates that SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority. Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then we would consider this to be a material change to the proposal, which would require an amendment to the application at which point we would need to review our position.

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

With the information provided, Thames Water has been unable to determine the foul waste water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for Foul water drainage, but have been unable to do so in the time available and as such, Thames Water request that the following condition be added to any planning permission. "No development shall be occupied until confirmation has been provided that either:- 1. Foul water Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or 3. All foul water network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer networks.

Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The developer should liaise with the LLFA to agree an appropriate sustainable surface water strategy following the sequential approach before considering connection to the public sewer network. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection, however care needs to be taken when designing new networks to ensure they don't surcharge and cause flooding. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer network.

Water Comments

Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water have contacted the developer in an attempt to agree a position on water networks but have been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission. No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>

The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

Supplementary Comments

Developer to provide details of any storage and fire flow provisions.

Yours faithfully

Development Planning Department

Kind regards

John

John Georgoulas

Developer Services – Thames Valley Regional Development Planning Lead

Mobile 07747 645428 Landline 020 3577 9959

john.georgoulas@thameswater.co.uk

Maple Lodge Sewage Treatment Works, Denham Way, Rickmansworth, WD3 9SQ

Find us online at developers.thameswater.co.uk



From: Planning Administration <Planning.Administration@reading.gov.uk>

Sent: 30 November 2021 08:02

To: John Georgoulas <john.georgoulas@thameswater.co.uk>

Subject: RE: FAO Case Officer - Our DTS Ref: 62455 Your Ref: 200328

Dear John,

I cannot find any comments from Thames Water on our system or any inbox. Please can you re-send.

Kind regards,
Planning Admin

From: John Georgoulias <john.georgoulias@thameswater.co.uk>
Sent: 29 November 2021 17:24
To: Planning Administration <Planning.Administration@reading.gov.uk>
Subject: FAO Case Officer - Our DTS Ref: 62455 Your Ref: 200328

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

Dear Sir/Madam,

Can you please confirm our comments issues on 8th November have been received as I can't see these on the website.

Kind regards

John

John Georgoulias

Developer Services – Thames Valley Regional Development Planning Lead
Mobile 07747 645428 Landline 020 3577 9959
john.georgoulias@thameswater.co.uk

Maple Lodge Sewage Treatment Works, Denham Way, Rickmansworth, WD3 9SQ
Find us online at developers.thameswater.co.uk



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