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08 April 2025

Pre-planning enquiry: Confirmation of sufficient capacity within network to STW (Capacity concerns at STW)

Dear Alistair,

Thank you for providing information on your development at FORMER BBC SITE, CAVERSHAM PARK, CAVERSHAM, READING, RG4 8TZ

Demolish existing office buildings had circa 400 people daily use. Based upon BW flows & loads this has been assessed at 100 l/p/day. (8-hour day) Assessed existing foul discharge at 1.39 l/sec into FWMH SU72760101

*Proposed 68 General Housing, 69 Flats, 64 beds Nursing Care Home
Total 3 phases, P1 – 27GH, 30 Flats, P2 - 29GH, 39 Flats, 32 beds, P3 – 12GH, 32 beds
Proposed foul water discharge both by gravity and pumped with two points of connection
Proposed foul water discharge via pumped at 3 l/s into new manhole within site, eventually connecting downstream to FWMH SU72761301 (41 General Housing)
Proposed foul water discharge via gravity into new manhole within site, connecting downstream to FWMH SU72761301 (27 General Housing, 64 beds CH)
Proposed foul water discharge via gravity existing manhole within site, eventually connecting downstream of FWMH SU72760101 (69 Flats)
No surface water information provided*

We have completed the assessment of the foul water flows based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

If your proposals progress in line with the details you've provided, we're pleased to confirm that there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve your development between the site and the downstream sewerage treatment works.

This confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

You'll need to keep us informed of any changes to your design – for example, an increase in the number or density of homes. Such changes could mean there is no longer sufficient capacity.

Foul Water Capacity at the Sewage Treatment Work (STW)?

The receiving network is served by Reading (Manor Farm) STW and there isn't capacity to serve the development currently. A more detailed assessment will be carried out when the LPA consult our Development Control team and we may require a planning condition to allow us time to upgrade the STW.

No properties shall be occupied until confirmation has been provided that either:- all sewage works upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason – Sewage Treatment Upgrades are likely to be required to accommodate the proposed development. Any upgrade 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 Development Planning Department (telephone 0203 577 9998) prior to the planning application approval. 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. An upgrade is planned for Reading STW. This will improve its ability to treat the volumes of incoming sewage, reducing the need for untreated discharges in wet weather.

We understand that the works are programmed for completion by 2028. Please visit our [website](#) for updates on the site specific upgrades.

Surface Water

In accordance with the Building Act 2000 Clause H3.3, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.

The disposal hierarchy being:

- 1) rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
- 2) rainwater infiltration to ground at or close to source
- 3) rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
- 4) rainwater discharge direct to a watercourse (unless not appropriate)
- 5) controlled rainwater discharge to a surface water sewer or drain
- 6) controlled rainwater discharge to a combined sewer.

Where connection to the public sewerage network is required to manage surface water flows we will accept these flows at a discharge rate in line with CIRIA's best practice guide on SuDS or that stated within the sites planning approval.

Please see our [FAQ's leaflet](#) for additional information.

What happens next?

Please make sure you submit your connection application, giving us at least 21 days' notice of the date you wish to make your new connection/s.

If you've any further questions, please contact me on 0774 764 6498.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Long Tran', written in a cursive style.

Long Tran

Adoption Engineer
Developer Services