

Wokingham District Council, P.O Box 157, , WOKINGHAM, Berks, RG40 1WR

29 January 2026

Our DTS Ref: 71778

Your Ref: 260069

Dear Sir/Madam,

Re: LAND WEST OF, TROWES LANE, SWALLOWFIELD, READING, -, RG7 1RQ

Waste Comments:

Waste Comments: Thank you for consulting Thames Water for the discharge of matters relating to FOUL WATER networks. Thames Water is unable to support the discharge of this condition for the reasons outlined below.

Water Comments:

Water Comments: N/A

Supplementary Comments:

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

Yours faithfully,

Development Planning Department

Development Planning,

Thames Water,

Maple Lodge STW,

Denham Way,

Rickmansworth,

WD3 9SQ,

Email: devcon.team@thameswater.co.uk

Mark Croucher

From: Mark Croucher
Sent: 25 February 2026 15:49
To: 'Neal Macgregor'
Subject: RE: 230422 Trowe's Lane, Swallowfield
Attachments: 63B6832D708B41C38BA39A095BE32C87.Docx

Hi Neal,

Thanks for the update, do you have any indication of when revised CMP and Foul Sewage details will be submitted, as we'll likely need to agree an extension of time?

I have received the attached comments from ecology on the CMP which will need to be factored in. Berkshire Archaeology are satisfied with the WSI and have advised it can be part discharged (it cannot be fully discharge until a Post Investigation Assessment is submitted).

I am chasing comments back regarding the renewable details.

Regarding the material schedule, please can you provide photos of brochure details of the proposed materials?

Yours sincerely

Mark Croucher BA (Hons) MSc
Team Manager, Development Management

Tel: 07919397028

Email: mark.croucher@wokingham.gov.uk

This email constitutes Officer opinion only and does not constitute any formal determination under the Town & Country Planning Act.

Please submit your application electronically via the Planning Portal website at: <https://www.planningportal.co.uk/>

From: Neal Macgregor <[REDACTED]>
Sent: 24 February 2026 09:28
To: Mark Croucher <Mark.Croucher@wokingham.gov.uk>
Subject: Re: 230422 Trowe's Lane, Swallowfield

Good Morning Mark

I was wondering if there was an update on our conditions application (260069)

My understanding is as follows

Condition 3 - CMP - Comments received from highways which we are actioning. Are you expecting any further consultee responses? There is nothing showing online

Condition 4 - Exceedance flow route plan - LLFA have raised no objection, can this decision be issued?

Condition 5 - Tree Protection - has this been reviewed? There is no response online

Condition 6 - Archaeology - The County archaeologist has agreed our WSI and the trenching that has taken place, can this decision be issued?

Condition 7 - Materials - has the plot by plot schedule been reviewed and are there any comments? Do you require physical samples?

Condition 8 - Foul sewerage - Comments received from Thames water which we are actioning

Condition 17 - Energy Statement - has this been reviewed? There is nothing showing online

If you can please provide me an update on all conditions apart from 3 & 8 I can look to action should it be required alternatively I would welcome the DOC notice for our records

Kind regards,

Neal MacGregor
Senior Planning Manager

Mobile: [REDACTED]

Vistry Southern
Central 40 | Lime Tree Way | Chineham Park
Basingstoke | RG24 8GU | [REDACTED]



From: Mark Croucher <Mark.Croucher@wokingham.gov.uk>
Sent: 04 February 2026 14:40
To: Neal Macgregor [REDACTED]
Subject: RE: 230422 Trowe's Lane, Swallowfield

NOTE: Email originated outside of Vistry Group.

Ref: 260069

Hi Neal,

Please see comments from Highways and Thames Water attached.

Yours sincerely

Mark Croucher BA (Hons) MSc
Team Manager, Development Management

Tel: 07919397028

Email: mark.croucher@wokingham.gov.uk

This email constitutes Officer opinion only and does not constitute any formal determination under the Town & Country Planning Act.

Please submit your application electronically via the Planning Portal website at: <https://www.planningportal.co.uk/>

From: Neal Macgregor [REDACTED] >
Sent: 04 February 2026 09:59
To: Mark Croucher <Mark.Croucher@wokingham.gov.uk>
Subject: Re: 230422 Trowe's Lane, Swallowfield

Morning Mark

Just looking online and I cannot see any further consultation responses, can I ask when the stat date is up please and if you are in receipt of any that aren't online please?

I will get the amended CEMP over to you ASAP

Kind regards,

Neal MacGregor
Senior Planning Manager

Mobile: [REDACTED]

Vistry Southern
Central 40 | Lime Tree Way | Chineham Park
Basingstoke | RG24 8GU | [REDACTED]



From: Mark Croucher <Mark.Croucher@wokingham.gov.uk>
Sent: 22 January 2026 18:06
To: Neal Macgregor [REDACTED]
Subject: RE: 230422 Trowe's Lane, Swallowfield

NOTE: Email originated outside of Vistry Group.

Dear Neal,

Thank you for your emails.

The documents have been uploaded.

Date: 23 February 2023
Application: 230422



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Full Planning Approval Consultation

Application Number: 230422

Applicant: C/O Agent

Site Address: Land West of Trowe's Lane and North of Charlton Lane, Swallowfield

Parish:

Grid Reference: Easting - 472344, Northing - 164460

Type of Development: Major Dwellings (10+)

Proposal: Full planning application for the proposed erection of 81 dwellings (including 40% affordable homes), open space, SuDS, landscaping, biodiversity enhancements, new vehicular access off Trowes Lane, pedestrian & cycle links, and associated infrastructure.

Case Officer: Senjuti Manna

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 230422. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [REDACTED]

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	230422
Address:	Land West of Trowe's Lane and North of Charlton Lane, Swallowfield.		
Proposal:	Full planning application for the proposed erection of 81 dwellings (including 40% affordable homes), open space, SuDS, landscaping, biodiversity enhancements, new vehicular access off Trowes Lane, pedestrian & cycle links, and associated infrastructure.		
Type of Development:	Major Dwellings (10+)		
Site Visit Made:	No		

Summary Of Recommendations

- No comment
- No objection
- No objection subject to conditions (and reasons) **stated below**
- Request further information before determination as **stated below**
- Objection due to the reason(s) **stated below**

Comments On Proposal

LLFA received this Full planning application for the proposed erection of 81 dwellings (including 40% affordable homes), open space, SuDS, landscaping, biodiversity enhancements, new vehicular access off Trowes Lane, pedestrian & cycle links, and associated infrastructure on 23rd February 2022.

Stantec submitted an FRA ref no. Project Ref: 332510696/4002/TL dated February 2023

According to paragraph 3.1 site is approximately 5.7 hectares (ha) and is located to the west of Trowes Lane and north of Charlton Lane in Swallowfield, Berkshire. Approximately 60% of the site is currently open land and the southern part is woodland . The site is bordered by residential development to the west, Charlton Lane to the south, Trowes Lane to the east and further open land to the north.

The surface water drainage proposals are shown on Stantec drawing 332510696/4002/001. Para 8.4.3 states that proposed surface water discharge rate from each attenuation basin is restricted to the QBAR rate for the incoming impermeable area (no urban creep allowance) and therefore LongTerm Storage is

not required. The total proposed impermeable area draining to the adjacent ditch is 1.78ha.

A 10% urban creep allowance has been applied to the roof areas only as it is considered that the road and shared surfaces do not have scope for extension/widening. The total impermeable area assessed within the drainage network is therefore 1.96ha. The impermeable areas and urban creep applied to the network draining to each basin

Attenuation Basin Impermeable Area (ha) 10% Urban Creep Roof Areas (ha)

Attenuation Basin	Impermeable Area (ha)	10% Urban Creep Roof Areas (ha)	Total Impermeable Area (ha)
North	0.78	0.08	0.86
Central	0.41	0.04	0.45
South	0.59	0.06	0.65

Table 8.1: Summary of Impermeable Areas and Greenfield Runoff Rates

i.5 The Q_{BAR} greenfield runoff rates for each basin outfall have been calculated for the impermeable area above (with no urban creep allowance) using MicroDrainage Source Control (v.2020.1) (see Table 8.2). A copy of the calculations is provided in Appendix F.

Attenuation Basin	Impermeable Area (ha)	Q_{BAR} Runoff Rate Impermeable Area (l/s)
North	0.78	3.4
Central	0.41	1.8
South	0.59	2.6

Table 8.2: Proposed Surface Water Discharge Rates

Paragraph 8.4. 6 shows the existing and equivalent greenfield runoff volumes, and the proposed runoff volume for the proposed impermeable area with urban creep for the 1 in 100 (1.0%) annual probability 6 hour/360 minute rainfall event. Through restriction of the discharge rate from each basin to the equivalent Q_{BAR} rate, the discharge volume has been reduced to below the equivalent greenfield volume for the impermeable areas

Attenuation Basin	Impermeable Area (ha)	Equivalent Greenfield Runoff Volume (m ³)	Proposed Discharge Volume (m ³)
North	1.31	328.9	98.9
South	0.65	163.2	82.8

Table 8.3: Summary of Runoff Volumes 100year 360 minute storm event

Para 8.5 states that The Info Drainage results in show no flooding in 1 in 100 (1.0%) annual probability flood event, with minor flooding in the equivalent +40%cc event. Exceedance flows would flow towards and pond within open spaces or on the road/shared surfaces to depths of less than 30mm.

The proposed attenuation basins will incorporate a 300mm freeboard above the maximum design water level in accordance with WokBC-LS13.

The maximum design water level is assumed to be that observed during the critical 1 in 100 (1.0%) annual probability rainfall event. The attenuation volumes provided within the basins during the critical 1 in 100 annual probability +40% allowance for climate change event are as follows:

- Central Basin (960min storm): 289.0m³
- Northern Basin (1440min storm): 639.3m³
- Southern Basin (1440min storm): 378.4m³

Paragraph 10 states that a surface water drainage strategy has been prepared to accompany and demonstrates that surface water runoff can be effectively managed in accordance with national and local guidance/policy. LLFA has no objection to this application but recommends following conditions which are written below.

Conditions & Reasons (if required)

Condition (Maintenance)

No development shall be put in to use/occupied until a SuDS management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority. Plan should fully detail the access that is required to reach surface water management component for maintenance purposes. It should also include a plan for safe and sustainable removal and disposal of waste periodically arising from drainage system, detailing the materials to be used and standard of work required including method statement. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason:

To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding.

Condition (Exceedance Flow)

Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100+40% climate change event has been submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall identify exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of public open space. Flow routes through gardens and other areas in private ownership will not be permitted. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied. .

Condition (Overland flow)

The layout of the development site and the drainage system should be designed so that natural low lying areas and overland conveyance pathways are used to manage surface runoff, where appropriate, where they do not pose an unacceptable risk to the new developments or downstream areas/ elsewhere. Where run-off from off-site sources is drained together with the site run-off, the contributing catchment should be modelled as part of drainage system in order to take full account of additional flows.

Reason

To ensure that the site can be adequately drained. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.

Date:	28/03/2023	Signed:	NT
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Date: 13 January 2026
Application: 260069



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Discharge of condition Consultation

Application Number: 260069

Applicant: Neal MacGregor

Site Address: Land West of Trowe's Lane and North of Charlton Lane, Swallowfield

Parish: Swallowfield

Grid Reference: Easting - 472344, Northing - 164461

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning consent 230422 (allowed under appeal ref APP/X0360/W/24/3340006 dated 19/07/2024). Condition 3 relates to a construction method statement; 4 to an exceedance flow routing plan; 5 to tree protection; 6 to archaeology; 7 to external materials; 8 to foul sewerage disposal, and 17 to solar panels and heat pumps.

Case Officer: Mark Croucher

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 260069. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **3 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260069
Address:	Land West of Trowe's Lane and North of Charlton Lane, Swallowfield.		
Proposal:	Application for submission of details to comply with the following conditions of planning consent 230422 (allowed under appeal ref APP/X0360/W/24/3340006 dated 19/07/2024). Condition 3 relates to a construction method statement; 4 to an exceedance flow routing plan; 5 to tree protection; 6 to archaeology; 7 to external materials; 8 to foul sewerage disposal, and 17 to solar panels and heat pumps.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

- No comment
- No objection
- No objection subject to conditions (and reasons) **stated below**
- Request further information before determination as **stated below**
- Objection due to the reason(s) **stated below**

Comments On Proposal

Discharge of Condition

I refer to the above planning application, which LLFA conditioned due to insufficient detail provided in Surface water Drainage strategy.

Following further correspondence with the applicant and their subsequent submission of

Drawing no.2507070-ACE-XX-XX-DR-C-1201 shows section 104 drainage layout at Trowes lane, Swallowfield also document ref. no. 25070700601 show exceedance flow routing plan . All SuDS features to be maintained according to the manufacturer's recommendations. It is responsibility of the applicant to inform LLFA if there is any change in surface water design at construction stage.

It is recommended that condition no. 4 related to surface water drainage may now be discharged.

Conditions & Reasons (if required)

Date:	15/01/2026	Signed:	NT

From: BCTAdmin@thameswater.co.uk <BCTAdmin@thameswater.co.uk>

Sent: Wednesday, March 8, 2023 12:54 PM

To: Development Control <development.control@wokingham.gov.uk>

Subject: 3rd Party Planning Application - 230422

Wokingham District Council

Our DTS Ref: 71778

P.O Box 157

Your Ref: 230422

Shute End

WOKINGHAM

Berks

RG40 1WR

8 March 2023

Dear Sir/Madam

Re: LAND WEST OF, TROWES LANE, SWALLOWFIELD, READING, -, RG7 1RQ

Waste Comments

With the information provided, Thames Water has been unable to determine the Foul 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.

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.

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 demand 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://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C01%7Cplanning.enquiries%40wokingham.gov.uk%7Cc77e2b5ec741442b3f5408db1fd46e9b%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C638138769469082948%7CUnkown%7CTWFpbGZsb3d8eyJWljojoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ij1haWwiLCJXVCi6Mn0%3E>

[ater&data=05%7C01%7Cplanning.enquiries%40wokingham.gov.uk%7C77e2b5ec741442b3f5408db1fd46e9b%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C638138769469082948%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=8rQTHjfVK5gpMysTsTjvYWb37%2FDtKNFvdfdraGP0A38%3D&reserved=0](https://www.thameswater.co.uk/05%7C01%7Cplanning.enquiries%40wokingham.gov.uk%7C77e2b5ec741442b3f5408db1fd46e9b%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C638138769469082948%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=8rQTHjfVK5gpMysTsTjvYWb37%2FDtKNFvdfdraGP0A38%3D&reserved=0) or find us on

<https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.facebook.com%2Fthameswater&data=05%7C01%7Cplanning.enquiries%40wokingham.gov.uk%7C77e2b5ec741442b3f5408db1fd46e9b%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C638138769469082948%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=I9jMviXg6S2h0vFFfu4n8%2FjerZojgZOP36ywadzS7vM%3D&reserved=0>. We're happy to help you 24/7.

Thames Water Limited (company number 2366623) and Thames Water Utilities Limited (company number 2366661) are companies registered in England and Wales, both are registered at Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB. This email is confidential and is intended only for the use of the person it was sent to. Any views or opinions in this email are those of the author and don't necessarily represent those of Thames Water Limited or its subsidiaries. If you aren't the intended recipient of this email, please don't copy, use, forward or disclose its contents to any other person – please destroy and delete the message and any attachments from your system.