



Compton Parish Council

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Compton Parish Council – Objection to Application 26/00261/RESMAJ

Institute For Animal Health, High Street, Compton

Compton Parish Council submits the enclosed representations in relation to the above Reserved Matters application. These documents are provided as formal material considerations and reflect the Council's resolution to object to the application on the grounds set out in its Standing Statement on Foul Water Network Capacity (February 2026) and in the advice of its appointed planning consultant.

1. Objection Letter – Master Land & Planning Ltd

The Parish Council's detailed objection, prepared by Master Land & Planning Ltd, is enclosed, *26-00261-RESMAJ CPC 02 Detailed Objection*.

This document sets out concerns relating to layout, appearance, scale, landscaping, and compliance with the Development Plan, including the Compton Neighbourhood Plan and the Pirbright Institute Site SPD.

2. Pirbright Institute Site, Compton Supplementary Planning Document

The full, adopted Supplementary Planning Document is enclosed for ease of reference, *26-00261-RESMAJ CPC 03 Pirbright Institute Site Compton SPD*, given its direct relevance to the design, landscape and infrastructure principles that should guide redevelopment of the site.

3. Standing Statement on Foul Water Network Capacity (February 2026)

The Parish Council's Standing Statement is submitted in full, *26-00261-RESMAJ CPC 03 Standing Statement on Foul Water Capacity*.

It summarises extensive evidence of groundwater infiltration, repeated operational failures, and the absence of the reinforcement works required at the outline stage. It forms the basis of the Council's objection to any development that would increase foul water loading.

4. Documents Previously Submitted to Application 25/02791/COND (Condition 30 – Foul Water Network Capacity)

The Parish Council also encloses the documents previously submitted in objection to the discharge of Condition 30. These are directly relevant to the Reserved Matters application and the question of occupation:

a) Parish Council Objection to 25/02791/COND

This objection, *26-00261-RESMAJ CPC 05 25-02791-COND Objection*, sets out why Condition 30 cannot lawfully be discharged. It includes evidence that:

- Thames Water confirmed capacity for only the first 20 dwellings.
- Network reinforcement works have not been delivered.
- The STW upgrade is not due until 2027.
- Groundwater infiltration remains unresolved.
- The system continues to surcharge, requiring tankering and resulting in sewage on the highway.

b) SDS Consulting Technical Advice

Independent engineering advice, *26-00261-RESMAJ CPC 06 SDS Consulting Technical Advice*, confirms that:

- No foul water design has been submitted to demonstrate capacity.
- The Thames Water “capacity confirmation” letter is unsupported by modelling or design.
- The network remains groundwater-impacted and vulnerable to surcharge.
- Development should not proceed or be occupied until upgrades are complete.

c) Thames Water Groundwater Impacted System Management Plan (2021–2025)

This document, *26-00261-RESMAJ CPC 07 Thames Water Compton Groundwater Impacted System Management Plan*, evidences:

- 73 sewer infiltration points and 65 manhole infiltration points.
- Anticipated unavoidable sewage escapes until long-term works are delivered.
- High-risk zone sealing not programmed until 2025–2030.
- No improvement works delivered to date.

d) Thames Water Consultation Responses (2020 & 2022)

These responses, *26-00261-RESMAJ CPC 08 20-01336-OUTMAJ Thames Water Response 10-07-2020* and *26-00261-RESMAJ CPC 09 20-01336-OUTMAJ Thames Water Response 11-02-2022*, confirm that:

- Capacity existed for only the first 20 dwellings.
- Reinforcement works were required for the remainder.
- A condition preventing occupation until upgrades were complete was necessary.

e) Complaint Correspondence with West Berkshire Council (2024–2025)

This correspondence, *26-00261-RESMAJ CPC 10 West Berkshire Council Complaint Correspondence*, confirms that:

- The decision notice contains an administrative error.
- The condition does not reflect the committee’s resolution.
- The correct condition was:
“No dwelling shall be occupied until all foul water network upgrades required to accommodate the additional flows from the development have been completed.”
- The error was identified internally in April 2024 but remains uncorrected.

These documents collectively demonstrate that the foul water network is not capable of supporting the development and that the occupation restriction remains essential.

f) Video Evidence of Sewer Surcharging

The Parish Council also holds video evidence of a sewer surcharging on Aldworth Road during the 2024/25 high-groundwater period. Due to file size limitations, this cannot be uploaded directly to the planning portal. The video is therefore provided via the following link:

[Video evidence of sewer surcharge.](#)

This footage forms part of the Parish Council’s evidence base and should be treated as a material consideration. It demonstrates the operational failure of the foul water network under existing loading, before any additional flows from the proposed development.

5. Request to Reinstate and Enforce the Correct Occupation Condition

In accordance with the Council’s formal resolution, the Parish Council requests that:

- The committee-agreed condition (“no dwellings shall be occupied...”) is reinstated; and
- No dwellings are occupied until the foul water network upgrades have been completed and verified.

This request is supported by the planning legal consultant’s advice, previously provided to the LPA, regarding the enforceability and necessity of the correct condition wording.