

From: Planapps <Planapps@westberks.gov.uk>

Sent: 07 Apr 2026 03:53:33

To:

Cc:

Subject: FW: 3rd Party Planning Application - 26/00261/RESMAJ

Attachments:

From: devcon.team@thameswater.co.uk <devcon.team@thameswater.co.uk>

Sent: 07 April 2026 15:00

To: Planapps <planapps@westberks.gov.uk>

Subject: 3rd Party Planning Application - 26/00261/RESMAJ

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West Berkshire District Council, Council Offices, , Newbury, Berks, RG14 5LD

07 April 2026

Our DTS Ref: 40861
Your Ref: 26/00261/RESMAJ

Dear Sir/Madam,

Re: INSTITUTE FOR ANIMAL HEALTH, HOCKHAM ROAD, COMPTON, NEWBURY, RG20 6QJ

Waste Comments:

Waste Comments:Following initial investigations, Thames Water has identified an inability of the existing SEWAGE TREATMENT WORKS infrastructure to accommodate the needs of this development proposal. As such Thames Water request the following condition be added to any planning permission. "No development 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 development and infrastructure phasing plan has been agreed with the Local Authority in consultation 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 – 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. 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 (e-mail: devcon.team@thameswater.co.uk) prior to the planning application approval.

N/A

Water Comments:

Water Comments:N/A

Supplementary Comments:

Thank you for consulting Thames Water on Reserved Matters application 26/00261/RESMAJ. As there are no changes to the proposed Foul/Surface water drainage strategy, Thames Water have no comments to make

Yours faithfully,
Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ,
Email: devcon.team@thameswater.co.uk

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