

**Submission to the Appeal on application 23/02094/FULMAJ  
(Appeal Ref. APP/W0340/W/25/3359935)  
(Case Officer – Tim Salter; Inspector – Richard Aston)  
Kennet Centre redevelopment, Newbury, RG14 5EN.**

*Introduction:* - my name is Keith Hoddinott, & I am a retired Drainage Engineer who worked for the various successor Newbury Councils for some 35 years. My career was primarily involved with sewerage, sewage treatment & land/surface water drainage, but also with new developments & the planning process in relation to drainage issues. My association with Newbury spans some 60 years.

*The proposed development:* - The aesthetics of the proposals in the historic centre of Newbury are addressed by others. My primary concern is the foul sewage drainage from the future development, & its impact upon the existing sewerage infrastructure, which to my knowledge has not had the capacity increased to cope with, not only this development, but also the increased (& imminent) development adjacent to the WBC Offices (only partially occupied), & to the south of Newbury. (E.g. the periodic flooding on the south side of the Rail Station.) The current footprint of this "brownfield" site is primarily single storey comprising of daytime business premises with minimal foul sewage discharges.

The proposed addition of several storeys of domestic dwellings above ground floor business premises will substantially & exponentially increase the foul sewage discharges from the site, which will inevitably cause polluting foul sewage overflowing from manholes close to the marketplace / wharf / river / Victoria Park.

Thames Water are not a statutory consultee on planning applications & therefore will not necessarily have been made aware of the ramifications of such a significant vertical development on this brownfield site.

*Conclusion:* - Therefore, I would respectfully suggest that if the appeal is to be permitted, that the number of storeys be limited to that which is compatible with the existing sewerage infrastructure capacity. If any upgrading of the sewers is still required, then these enhancements should be a planning condition & completed before the development is occupied. The developer should be required to contribute towards the upgrading. It should be noted that any such sewerage enhancement will cause serious disruption as the route of any larger sewers will be via the Market Place, the Wharf, & across the river Kennet & on to the Faraday Rd. Pumping Station, which will also require increased capacity, & probably an additional rising main to the Sewage Treatment Works at Lower Way, Thatcham.  
Thank you. (02.06.25)