



Patrick Parsons
Ayodele Rafiu
Satellirt House
2 Nexus Park
Lysons Avenue
Ask Vale, Surrey
GU12 5QE



03 July 2023

Pre-planning enquiry: Confirmation of sufficient capacity

Site: Manor Court High Street, Manor Court, Hillingdon, UB7 0AQ

Dear Ayodele Rafiu,

Thank you for Pre-planning application for the construction of 13 general housing & 2 flats/units.

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

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.

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.

Foul Water (ONLY)

Proposed foul water to discharge via gravity flow into an existing manhole chamber referenced TQ0577 6601 on an existing 450mm foul water sewer located within the highway of Moor Lane.

Surface Water

Proposed surface water to discharge via soakaway(s).

When developing a site, policy 5.13 of the London Plan and Policy 3.4 of the Supplementary Planning Guidance (Sustainable Design And Construction) states that every attempt should be made to use flow attenuation and SuDS/Storage to reduce the surface water discharge from the site as much as possible.

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. store rainwater for later use.
2. use infiltration techniques where possible.
3. attenuate rainwater in ponds or open water features for gradual release.
4. attenuate rainwater by storing in tanks or sealed water features for gradual release.
5. discharge rainwater direct to a watercourse.
6. discharge rainwater to a surface water sewer/drain.
7. discharge rainwater to the combined sewer.
8. discharge rainwater to the foul sewer

Where connection to the public sewerage network is still 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 the attached 'Planning your wastewater' leaflet for additional information.

Diversion

From our records we don't anticipate that any wastewater assets need to be diverted to accommodate your proposals.

What happens next?

Please make sure you submit your **S106 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 do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Colins Akemche".

Colins Akemche

Clean & Waste Pre-Planning Engineer
Adoption Team - Service Delivery

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Reading -Berkshire - RG1 8DB - Tel: 0800 009 3921
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