



Mr Richard Brewer

RPS
Sherwood House
Sherwood Avenue
Newark
NG24 1QQ



25 May 2022

Pre-planning enquiry: Confirmation of sufficient capacity

Site Address: Former GSK site, Stockley Park, West Drayton, UB11 1BT

Dear Richard,

Thank you for providing information on your development.

Proposed site: Redevelopment of the site to provide offices and warehouse. Proposed foul water privately managed. Regarding Surface water the proposal is to re-use the connection to private manhole ref 6001 for Unit 2 which in turn discharges to TW manhole 6902 and then into the Grand Union Canal. Unit 1 will discharge directly into TW manhole 6901 which also connects to TW manhole 6902 and discharge into Grand Union Canal. Total surface water discharge rates 12.5l./s

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

Surface Water

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) rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
- 2) rainwater infiltration to ground at or close to source
- 3) rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
- 4) rainwater discharge direct to a watercourse (unless not appropriate)
- 5) controlled rainwater discharge to a surface water sewer or drain
- 6) controlled rainwater discharge to a combined sewer.

Where connection to the public sewerage network is 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.

If the above surface water hierarchy has been followed and if the flows are restricted to a total of 12.5 l/s then Thames Water would not have any objections to the proposal.

What happens next?

Please make sure you submit your 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 contact me on 07747 641 932.

Yours sincerely

Natalya Collins

Developer Services – Adoptions Engineer

Mobile: 07747 641 932

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at developers.thameswater.co.uk

Get advice on making your sewer connection correctly at connectright.org.uk