



**Mr M Symonds  
FLO Consults Ltd  
4 Market Square  
Old Amersham  
BUCKS  
HP7 0DQ**

**Our Ref number**  
50130695 / DS6033946

**Developer.services@thameswater  
.co.uk**

**0800 009 3921**

Mon – Fri 9am-5pm,

**30/05/2017**

## **Pre Development Enquiry**

**Site Address: Hillingdon Gateway, Freezeland Way, Hillingdon UB10 9QE**

Dear Mr Symonds

I write in relation to the above site and your Pre Development application regarding the proposed development. We have completed the assessment and review of your application, in relation to the sewer capacity.

### **Foul Water**

From the information you have provided, we can confirm that the existing TW foul sewer network have sufficient capacity to accommodate the proposed foul water discharge from the development.

### **Surface Water**

Please note that discharging surface water to the public sewer network should only be considered after all other methods of disposal have been investigated and proven to not be viable. In accordance with the Building Act 2000 Clause H3.3, positive connection 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. The disposal hierarchy being: 1st Soakaways; 2nd Watercourses; 3rd Sewers.

Only when it can be proven that soakage into the ground or a connection into the adjacent watercourse is not possible would we consider a restricted discharge into the public surface water sewer network.

Discharges shall be attenuated to reduce the likelihood of flooding downstream of the point of connection. As a guide a discharge rate of 5 litres/second/Hectare will be used in most instances, however more onerous constraints may be imposed to fit local circumstances. The system shall not show signs of flooding above ground for the worst 1 in 30 year storm, and shall be tested for exceedance in a 1 in 100 year storm to demonstrate any flooding that may occur will not flood properties.

The surface water drainage strategy for this development should follow policy 5.13 of the London Plan. Typically greenfield run off rates of 5l/s/ha should be aimed for using the drainage hierarchy. The hierarchy lists the preference for surface water disposal as follows; Store Rainwater for later use > Use infiltration techniques, such as porous surfaces in non-clay areas > Attenuate rainwater in ponds or open water features for gradual release > Discharge rainwater direct to a watercourse > Discharge rainwater direct to a surface water sewer/drain.

We would encourage techniques such as green roofs and/or permeable paving that restricts surface water discharge from your site.

Surface water discharges should ideally go to soakaways / infiltration basins / watercourses (if any present in area). **If it can be illustrated that none of the above are feasible then surface water discharges should be stored on site and attenuated, to the satisfaction of the local authority stipulation. To this end you have to liaise with the local authority and discuss their criteria regarding surface water discharges in that area and adhere to their stipulation. If you adhere to the LA stipulation then TW will be able to accommodate that discharge, that is agreed with the LA.**

**At no account should the surface water flows be discharged to the TW foul sewer network.**

### **Please Note**

All connection requests are subject to a full Section 106 (Water Industry Act 1991) application before the Company can confirm approval to the connection itself. Please also note that capacity in the public sewerage system cannot be reserved.

The discharge of non-domestic effluent is not permitted until a valid trade effluent consent has been issued by Thames Water. If anything other than domestic sewage is discharged into the

public sewers without the above agreement an offence is committed and the applicant will be liable to the penalties contained in Section 109(1) (WIA 1991).

Applicants should contact Trade Effluent prior to seeking a connection approval, to discuss trade effluent consent and conditions of discharge. A Trade Effluent reference number should be obtained and included in the relevant box of the attached application form. The address for Trade Effluent is - Thames Water Utilities Limited, Waste Water Quality, Crossness Sewage Treatment Works, Belvedere Road, Abbeywood, London. SE2 9AQ. Alternatively you can telephone them on 020 8507 4321

Please note that the views expressed by Thames Water in this letter are in response to this pre development enquiry at this time and do not represent our final views on any future planning applications made in relation to this site.

We reserve the right to change our position in relation to any such planning applications.

If you have any further queries then please do not hesitate to contact me.

Yours sincerely,



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