



Mr Thomas Howard Williamson

Maple Property Services Ltd
[REDACTED]

Wastewater
pre-planning



Our ref **DS6101935**

26 January 2023

Pre-planning enquiry: Confirmation of sufficient capacity (foul water)

Site: MEADOW VIEW, SHERFIELD ROAD, BRAMLEY, TADLEY, RG26 5AG

Dear Mr Williamson,

Thank you for providing information on your development.

Proposed site: Demolition of existing dwelling to provide 8 x new flats.

Proposed foul water: To discharge by gravity to 150mm foul sewer, manhole 7303 (rear of existing property).

Proposed Surface water: Surface water not proposed to be discharged to public sewer.

We have completed the assessment of the foul water flows and 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.

Foul Water

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.

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.

Surface Water

The application indicates that SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority. Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then we would consider this to be a material change to the proposal, which would require an amendment to the application at which point we would need to review our position.

Where disposal of surface water is other than to a public sewer, then the applicant shall ensure that approval for the discharge has been obtained from the appropriate authorities.

Please see the attached 'Planning your wastewater' leaflet for additional information.



Diversion

Where there are existing public sewers crossing the site, new buildings will need to be kept between 3 and 6.5m away from existing sewer depending on the size and depth of the sewer. Alternatively, it may be possible for sewers to be diverted around the new development. If you wish us to review a diversion proposal, please submit this via a Section 185 Diversion application. On some occasions it may be possible to abandon existing public sewers. Please contact us for further information on this process.

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 have any further questions, please contact me on 0800 009 3921.

Yours sincerely



James Kitching
Development Engineer
Developer Services – Sewer Adoptions Team

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

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at developers.thameswater.co.uk