



Mick Gamble

Baker Hall Ltd
Middle Hedge Barn
Chilton

HP18 9LS



01 February 2023

Pre-planning enquiry: Confirmation of sufficient capacity

Site Address: proposed care Home, land at Morningside farm, Miswell lane, Tring, HP23 4EU

Dear Mick,

Thank you for providing information on your development.

Proposed site: Construction of a residential care home (Class C2) and ancillary facilities, including access arrangements, car parking, amenity space, landscaping and associated works. Proposed foul water connection by gravity into a foul water sewer in Miswell Lane via MH 4601. Proposed surface water managed by soakaways on site.

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.

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 Bacon

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