



Developer Services

Ryan Taylor **COLE EASDON CONSULTANTS**

Unit 2, York House, Edison Park, Dorcan Way,

Swindon,

Wiltshire,

SN3 3RB

Your ref
Our ref DS6057325
Name Geoff Nokes
Phone 0800 009 3921
Email developer.services@thameswater.co.uk

11 September 2020

Dear Ryan

Sewer Adoption under Section

104 of the Water Industry Act 1991

**Site Address: DS6057325 Lnd off Pioneer Way Parcel KMF Kingsmere Bicester
OX26 1BF CW 142 prprties £550k Linden TA**

Thank you for your Section 104 adoption application for the above site.

We are pleased to confirm that your proposals as shown on drawing number 6008/125/01-4 are acceptable to us in principle, subject to completion of a suitable Section 104 Agreement. Our acceptance is also subject to a number of conditions and statements which are listed below.

These works may be undertaken by a competent contractor of your choice so long as they have operatives qualified for working in confined spaces.

1. All plans should include the following statement: 'All adoptable drainage works to be constructed as detailed in Sewers for Adoption, 7th edition' or as stipulated in Thames Water's Addendum.
2. No private drainage shown coloured on the proposed Agreement plan.
3. Pressure testing programme. Sewers for adoption 7th Edition E7.3.3 sets out the requirement for an air-test once backfilling is complete. In the case of sewers constructed using plastic pipework of less than 400mm diameter, TWUL requires that under clause E1.3, the post-backfilling test shall be carried out at the end of the maintenance period to confirm that any high pressure jetting carried out under clause E7.1.1 has not damaged the pipework. For complex developments TWUL may require the developer to provide an air testing programme showing how the air testing of plastic pipework will be carried out.

NOTE: For the avoidance of doubt, for new clay and concrete sewers, no air test is required at the end of the maintenance period as their resistance to high pressure jetting is much greater. See WRC Jetting Guidance for further information.

Thames Water
Developer Services
3rd Floor West
Clearwater Court
Vastern Road
Reading
RG1 8DB

T 0800 009 3921
I www.thameswater.co.uk

Thames Water Utilities Ltd
Registered in England and Wales
No. 2366661, Registered office

4. Trees and shrubs of a large size or heavy canopy, or with a moderate or high water demand must not be planted within any sewer easement.

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NEXT STEPS 1 LEGAL AGREEMENT

Please supply the following information so that we can instruct our solicitors to prepare the Agreement.

- **Received 1** No. copy of the technically approved adoptable drainage layout plan to be included in the agreement.
- Payment for our inspection fees to the value of £13250, representing 2.5% of the scheme estimate after deduction of initial £500 application fee. Please note that in addition our solicitors will also request a fee in the region of £600 to draft the legal agreement.
- A completed copy of the enclosed Legal Instruction Form as attached. Please complete all sections marked Developer/Agent.

Thames Water will require a surety (e.g. an independent bank or financial institution) to be party to the Agreement who will be liable for £55000

2 SITE INSPECTIONS

Gravity Sewer

Please provide pdf copy of the updated drainage design (adoptable drainage layout plan,) this will be submitted to our Field Engineer to complete the inspections. They will contact you to arrange this. Please provide us with the onsite contact details or the Developer contact if no onsite contact detail is available at this point.

3 PROVISIONAL CERTIFICATE

In order to issue the Provisional Certificate of Substantial Completion we will need the following items in place:

- 1) Signed Agreement
- 2) Satisfactory inspection and CCTV Survey of the adoptable sewers
- 3) As Built drawings
- 4) Confirmation that at least 50% of the properties are occupied

4 FINAL CERTIFICATE

Following the 12 months Maintenance Period we will carry out a final inspection before issuing the Final Certificate. Please contact the Field Engineer to arrange the final inspection quoting the Service Order provided.

If you have any questions please give the Helpdesk a call on 0800 009 3921. We are open 8am-5pm, Monday to Friday, or you can email us at developer.services@thameswater.co.uk.

We look forward to hearing from you.

Yours sincerely

Development Engineer – Wastewater

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