



ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

4" Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.

16" Trunk Main: A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.

3" SUPPLY Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.

3" FIRE Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.

3" METERED Metered Pipe: A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.

Transmission Tunnel: A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.

Proposed Main: A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Valves

—|— General Purpose Valve

—◆— Air Valve

—▲— Pressure Control Valve

—X— Customer Valve

Hydrants

—●— Single Hydrant

Meters

—■— Meter

End Items

Symbol indicating what happens at the end of a water main.

—|— Blank Flange

—|— Capped End

—○— Emptying Pit

—⊙— Undefined End

—|— Manifold

—○— Customer Supply

—○— Fire Supply

Operational Sites

—⊕— Booster Station

—●— Other

—●— Other (Proposed)

—▲— Pumping Station

—▲— Service Reservoir

—⊕— Shaft Inspection

—●— Treatment Works

—○— Unknown

—⊕— Water Tower

Other Symbols

—□— Data Logger

Other Water Pipes (Not Operated or Maintained by Thames Water)

— Other **Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.

— **Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.



Your reference: DS6076960

Your site address: Land at North West Bicester, Braeburn Avenue, Bicester OX27 8TQ

Mr Joe Pook
Stantec UK Ltd
Caversham Bridge House
Waterman Place
Reading
RG1 8DN

Clean water capacity report

Status: Capacity concerns

Date: 4th September 2020

Validity: Valid until 3rd September 2021 or for the duration of your Local Authority planning permission when this report is used to support your application.

We confirm that there will be sufficient capacity on our clean water network to serve the following properties on your development: 49 residential houses.

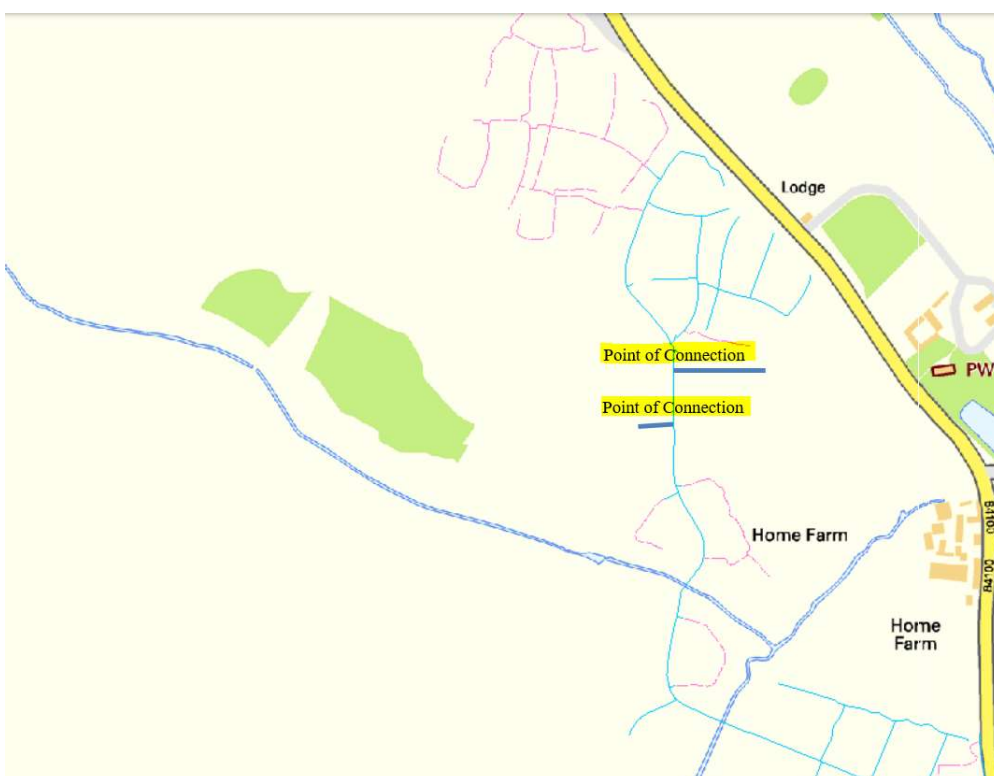
However, we're unable to confirm capacity for your whole development consisting of 500 residential houses without further investigation. How to make a request for us to progress with network modelling activity is listed in the accompanying email.

Please be aware that this report is based upon the details and drawings provided. If there are any subsequent changes to these, then the contents of this report will become invalid and a new assessment will be needed.

Please note that the below POC is based on desktop study and it might change after capacity check study or site-specific survey.

Nearest point of connection

180mm main on Braeburn Avenue.





Contaminated land

If your site is on contaminated land, any new water pipes laid should be barrier pipe which is more expensive. If you think this is not the case you will need to provide a soil report when applying for new mains and services.

Diversions

From our records we don't anticipate that any clean water assets need to be diverted to accommodate your proposals.

Building water

It's important that you apply for a building water supply before you start using water on site even if you believe your supply is already metered. We need to ensure your account is properly set up and you have the correct meter for your supply or fines maybe imposed. Apply [here](#).

Fire hydrant and sprinkler demand

Please note that we cannot confirm whether a fire hydrant or sprinkler demand can be accommodated on a new connection. You'll need to contact an independent consultant or specialist company for hydrant testing for fire-fighting purposes. Valve operations must be carried out by our Network Service Technician which can be booked on 0800 316 9800.

Asset location search

If you need help in identifying the location of existing water mains and sewers, you can get this information from any property search provider. We have a Property Searches team who will carry out an asset location search, which provides information on the location of known Thames Water clean and/or wastewater assets, including details of pipe sizes, direction of flow and depth (for which a fee is payable). You can find out more [online](#) or by calling us on 0845 070 9148.

Clean water capacity concerns – DS6076960

Your reference: DS6076960

Your site address: Land at North West Bicester, Braeburn Avenue, Bicester OX27 8TQ

Mr Joe Pook
Stantec UK Ltd
Caversham Bridge House
Waterman Place
Reading
RG1 8DN

4th September 2020

We need to do further investigation

Dear Mr Pook,

Unfortunately, our capacity check shows our clean water network can only partially supply your development.

Our assessment concludes that we have sufficient capacity to supply the first 49 properties. However, we're currently unable to meet the needs of your full development consisting of 500 residential houses.

We'll need to carry out modelling to confirm whether reinforcement of our network is necessary to deliver the capacity you require, which we'll undertake at our cost.

What do I need to do?

We've attached your **capacity report**, which you should include when making your local authority (LA) planning application to show we've assessed the site and are in the process of addressing your requirements.

We'll start modelling once you let us know that you own the land and either have outline or full planning permission. Just email me your land registry documents and planning application reference number.

What if I don't have this?

If you have a rapid build programme, we understand that you may need us to start modelling before you own the land or have planning permission. In this case we ask you to share the risk with us by underwriting the cost of modelling. This means if you haven't achieved first occupancy on the site within five years, you agree to pay the cost of the modelling work. We don't ask you to pay anything upfront.

Please call me if you would like to discuss this. You'll find a sample underwriting agreement attached.

What happens next?

We may be able to confirm capacity as soon as we've finished our investigative modelling work. If we need to upgrade our network, we'll design a solution and build the necessary improvements.

We estimate this would take:

Modelling: 6 months

Design (if required): 6 months

Reinforcement (if required): 6 months

Total: 18 months

Can I speak to someone?

As your dedicated contact for your clean water pre-planning enquiry, I'm here if you need a hand. Just call me on the number below.

Yours sincerely,

Claire Gould
Developer Services – Network Co-Ordinator
07747 640 806
Claire.gould@thameswater.co.uk

Appendix G Wastewater

Asset location search



Property Searches

Stantec
Caversham Bridge House Caversham Bridge House

READING
RG1 8DN

Search address supplied 3
Braeburn Avenue
Bicester
OX27 8BP

Your reference 49656

Our reference ALS/ALS Standard/2020_4260587

Search date 22 September 2020

Knowledge of features below the surface is essential for every development

The benefits of this knowledge not only include ensuring due diligence and avoiding risk, but also being able to ascertain the feasibility of any development.

Did you know that Thames Water Property Searches can also provide a variety of utility searches including a more comprehensive view of utility providers' assets (across up to 35-45 different providers), as well as more focused searches relating to specific major utility companies such as National Grid (gas and electric).

Contact us to find out more.



Thames Water Utilities Ltd
Property Searches, PO Box 3189, Slough SL1 4WW
DX 151280 Slough 13



searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk



0845 070 9148

Search address supplied: 3, Braeburn Avenue, Bicester, OX27 8BP

Dear Sir / Madam

An Asset Location Search is recommended when undertaking a site development. It is essential to obtain information on the size and location of clean water and sewerage assets to safeguard against expensive damage and allow cost-effective service design.

The following records were searched in compiling this report: - the map of public sewers & the map of waterworks. Thames Water Utilities Ltd (TWUL) holds all of these.

This search provides maps showing the position, size of Thames Water assets close to the proposed development and also manhole cover and invert levels, where available.

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information. The replies contained in this letter are given following inspection of the public service records available to this company. No responsibility can be accepted for any error or omission in the replies.

You should be aware that the information contained on these plans is current only on the day that the plans are issued. The plans should only be used for the duration of the work that is being carried out at the present time. Under no circumstances should this data be copied or transmitted to parties other than those for whom the current work is being carried out.

Thames Water do update these service plans on a regular basis and failure to observe the above conditions could lead to damage arising to new or diverted services at a later date.

Contact Us

If you have any further queries regarding this enquiry please feel free to contact a member of the team on 0845 070 9148, or use the address below:

Thames Water Utilities Ltd
Property Searches
PO Box 3189
Slough
SL1 4WW

Email: searches@thameswater.co.uk

Web: www.thameswater-propertysearches.co.uk

Waste Water Services

Please provide a copy extract from the public sewer map.

Enclosed is a map showing the approximate lines of our sewers. Our plans do not show sewer connections from individual properties or any sewers not owned by Thames Water unless specifically annotated otherwise. Records such as "private" pipework are in some cases available from the Building Control Department of the relevant Local Authority.

Where the Local Authority does not hold such plans it might be advisable to consult the property deeds for the site or contact neighbouring landowners.

This report relates only to sewerage apparatus of Thames Water Utilities Ltd, it does not disclose details of cables and or communications equipment that may be running through or around such apparatus.

The sewer level information contained in this response represents all of the level data available in our existing records. Should you require any further Information, please refer to the relevant section within the 'Further Contacts' page found later in this document.

For your guidance:

- The Company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

Clean Water Services

Please provide a copy extract from the public water main map.

Enclosed is a map showing the approximate positions of our water mains and associated apparatus. Please note that records are not kept of the positions of individual domestic supplies.

For your information, there will be a pressure of at least 10m head at the outside stop valve. If you would like to know the static pressure, please contact our Customer Centre on 0800 316 9800. The Customer Centre can also arrange for a full flow and pressure test to be carried out for a fee.

Asset location search



Property Searches

For your guidance:

- Assets other than vested water mains may be shown on the plan, for information only.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

Payment for this Search

A charge will be added to your suppliers account.

Further contacts:

Waste Water queries

Should you require verification of the invert levels of public sewers, by site measurement, you will need to approach the relevant Thames Water Area Network Office for permission to lift the appropriate covers. This permission will usually involve you completing a TWOSA form. For further information please contact our Customer Centre on Tel: 0845 920 0800. Alternatively, a survey can be arranged, for a fee, through our Customer Centre on the above number.

If you have any questions regarding sewer connections, budget estimates, diversions, building over issues or any other questions regarding operational issues please direct them to our service desk. Which can be contacted by writing to:

Developer Services (Waste Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

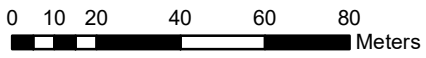
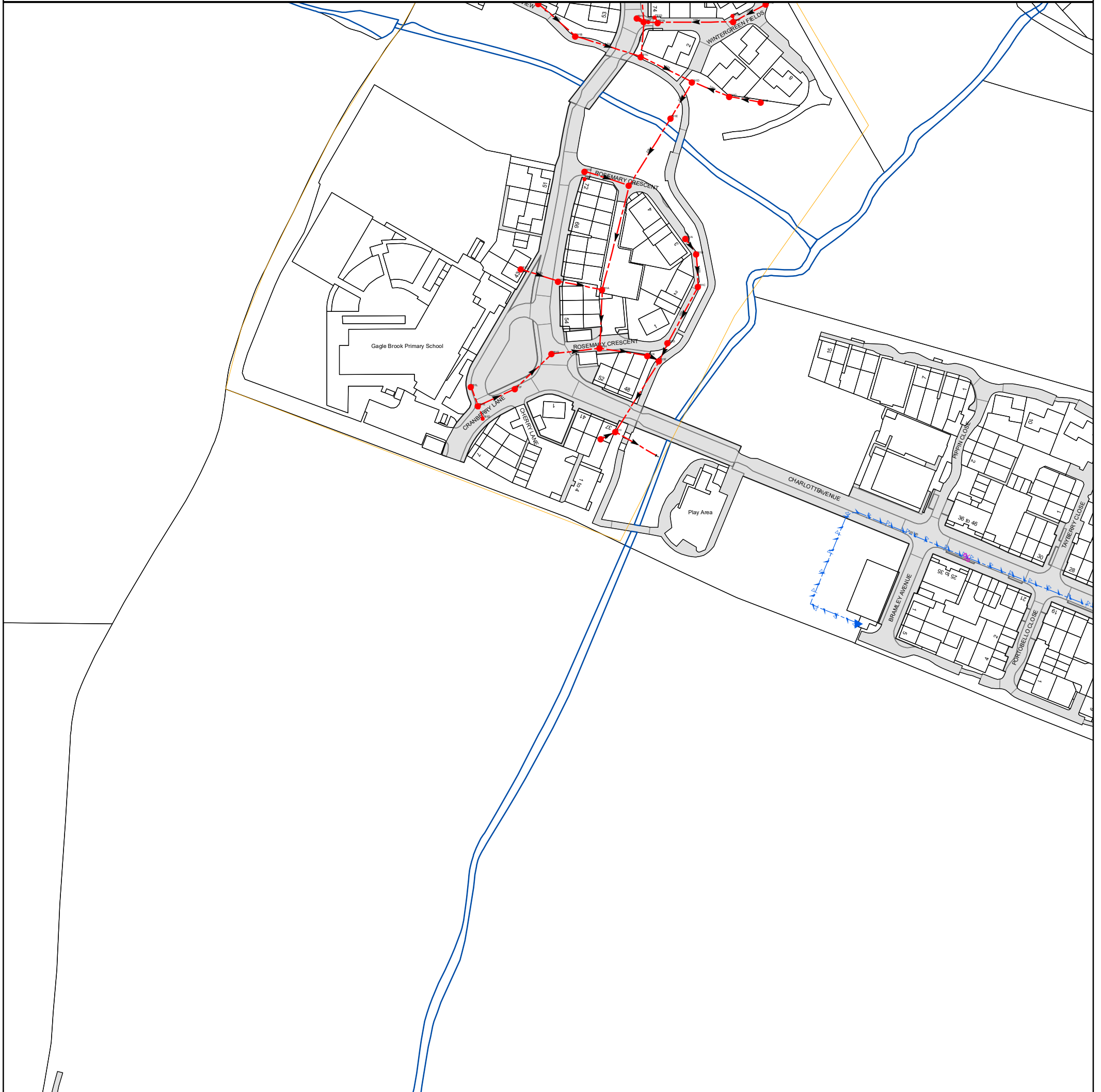
Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk

Clean Water queries

Should you require any advice concerning clean water operational issues or clean water connections, please contact:

Developer Services (Clean Water)
Thames Water
Clearwater Court
Vastern Road
Reading
RG1 8DB

Tel: 0800 009 3921
Email: developer.services@thameswater.co.uk



The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified before any works are undertaken. Crown copyright Reserved

Scale: 1:1792
Width: 500m
Printed By: G1KANAGA
Print Date: 23/09/2020
Map Centre: 457750,224750
Grid Reference: SP5724NE

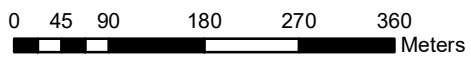
Comments:

ALS/ALS Standard/2020_4260587

NB: Level quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no Survey information is available.

REFERENCE	COVER LEVEL	INVERT LEVEL
891E	83.8	82.63
891G	86.7	86.06
791E	87.5	86.26
791B	87.36	84.45
891A	88	85.4
891C	85.6	83.81
781A	86.8	82.15
781C	87.2	85.78
881B	85.15	84.39
881D	84.77	83.18
781D	87.15	85.73
791F	87.55	86.44
791H		
781F		
781H		
781I	85.3	81.57
791I		

REFERENCE	COVER LEVEL	INVERT LEVEL
891F	86.73	85.84
791D	87.3	82.45
791A	86.37	85.72
791C	88.3	83.54
891B	84.65	83.99
891D	87	83.38
781B	87.1	85.42
881A	85.55	84.99
881C	84.7	83.91
881E	85	81.89
781E	87	83.81
791G	88.1	87.57
891H	86.76	85.87
781G		
771A	84.05	82.69
781K		
781L		



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Scale: 1:7158
Width: 2000m
Printed By: G1KANAGA
Print Date: 23/09/2020
Map Centre: 457647,225228
Grid Reference: SP5725SE

Comments:








ALS Sewer Map Key

Public Sewer Types (Operated & Maintained by Thames Water)

-  **Foul:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
-  **Surface Water:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
-  **Combined:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
-  **Trunk Surface Water**
-  **Trunk Foul**
-  **Storm Relief**
-  **Trunk Combined**
-  **Vent Pipe**
-  **Bio-solids (Sludge)**
-  **Proposed Thames Surface Water Sewer**
-  **Proposed Thames Water Foul Sewer**
-  **Gallery**
-  **Foul Rising Main**
-  **Surface Water Rising Main**
-  **Combined Rising Main**
-  **Sludge Rising Main**
-  **Proposed Thames Water Rising Main**
-  **Vacuum**





Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

-  Air Valve
-  Dam Chase
-  Fitting
-  Meter
-  Vent Column




Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

-  Control Valve
-  Drop Pipe
-  Ancillary
-  Weir






End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

-  Outfall
-  Undefined End
-  Inlet






Other Symbols

Symbols used on maps which do not fall under other general categories








-  /  Public/Private Pumping Station
-  Change of characteristic indicator (C.O.C.I.)
-  Invert Level
-  Summit

Areas

Lines denoting areas of underground surveys, etc.

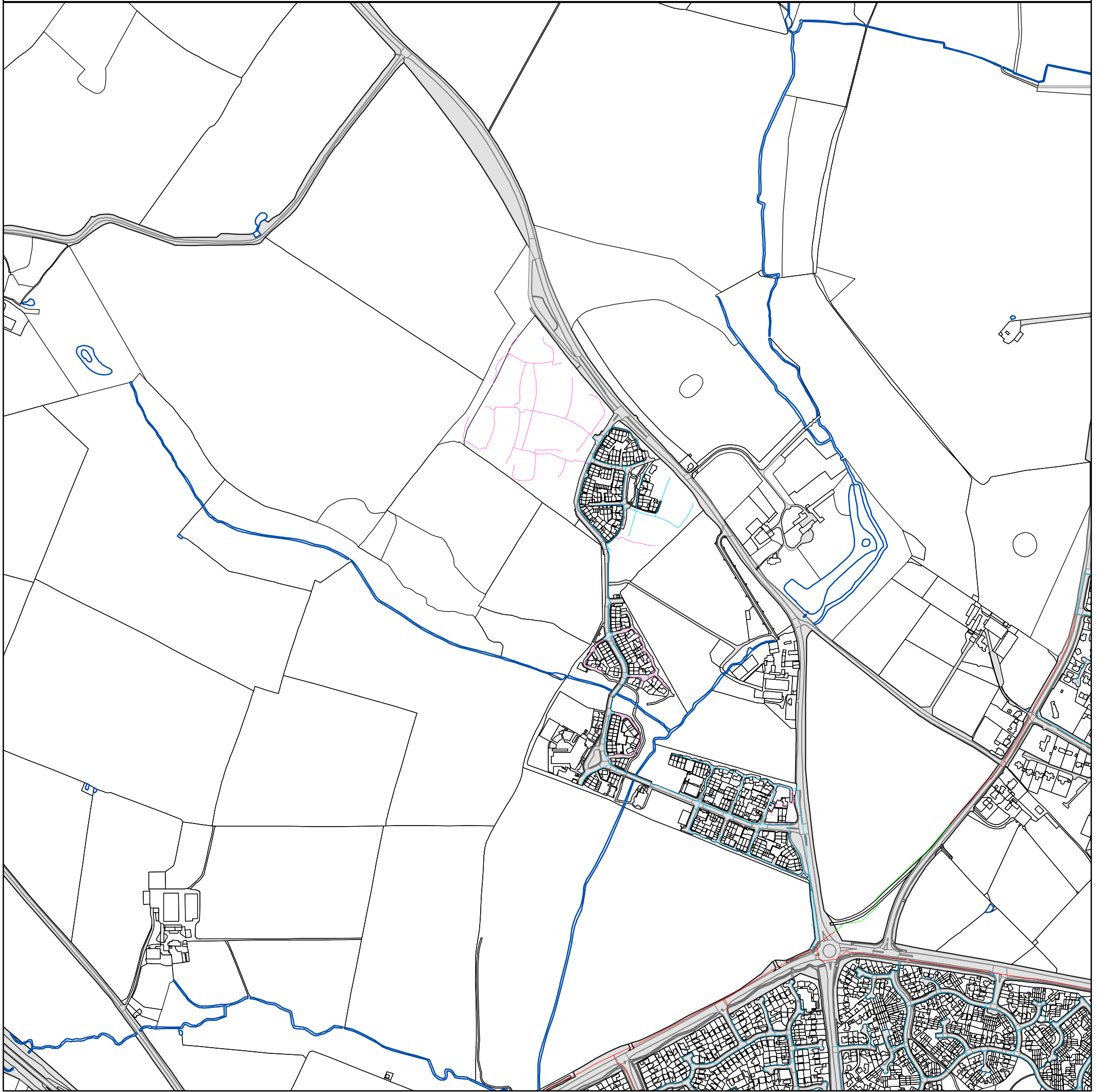
-  Agreement
-  Operational Site
-  Chamber
-  Tunnel
-  Conduit Bridge

Other Sewer Types (Not Operated or Maintained by Thames Water)

-  Foul Sewer
-  Surface Water Sewer
-  Combined Sewer
-  Gully
-  Culverted Watercourse
-  Proposed
-  Abandoned Sewer

Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.
- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Insight on 0845 070 9148.



0 45 90 180 270 360
Meters

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Width: 2000m
Printed By: G1KANAGA
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Grid Reference: SP5725SE

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ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)


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- 
Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.
- 
Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 
Metered Pipe: A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
- 
Transmission Tunnel: A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
- 
Proposed Main: A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
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Valves

-  General Purpose Valve
-  Air Valve
-  Pressure Control Valve
-  Customer Valve

Hydrants








-  Single Hydrant

Meters










-  Meter

End Items

Symbol indicating what happens at the end of a water main.

-  Blank Flange
-  Capped End
-  Emptying Pit
-  Undefined End
-  Manifold
-  Customer Supply
-  Fire Supply



Operational Sites

-  Booster Station
-  Other
-  Other (Proposed)
-  Pumping Station
-  Service Reservoir
-  Shaft Inspection
-  Treatment Works
-  Unknown
-  Water Tower

Other Symbols

-  Data Logger

Other Water Pipes (Not Operated or Maintained by Thames Water)

-  **Other Water Company Main:** Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
-  **Private Main:** Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of Thames Water Utilities Ltd until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. Thames Water does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL's terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at the discretion of the company for increased administration costs.

A copy of Thames Water's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to her at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the Goods or Services covered by this invoice falls under the regulation of the 1991 Water Industry Act, and you remain dissatisfied you can refer your complaint to Consumer Council for Water on 0121 345 1000 or write to them at Consumer Council for Water, 1st Floor, Victoria Square House, Victoria Square, Birmingham, B2 4AJ.

Ways to pay your bill

Credit Card	BACS Payment	Telephone Banking	Cheque
Call 0845 070 9148 quoting your invoice number starting CBA or ADS / OSS	Account number 90478703 Sort code 60-00-01 A remittance advice must be sent to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW. or email ps.billing@thameswater.co.uk	By calling your bank and quoting: Account number 90478703 Sort code 60-00-01 and your invoice number	Made payable to ' Thames Water Utilities Ltd ' Write your Thames Water account number on the back. Send to: Thames Water Utilities Ltd., PO Box 3189, Slough SL1 4WW or by DX to 151280 Slough 13

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.



Joe Pook

Sent via email: joe.pook@stantec.com



11 September 2020

Pre-planning enquiry: Capacity concerns

Dear Joe,

Thank you for providing information on your development at Braeburn Avenue in Bicester. We have been unable to undertake a detailed assessment based on the information provided. However, having checked our files and the records for the area we believe that a development of 500 houses for which the foul flows will inevitably have to be pumped due to the distance from a foul public sewer, there will be capacity concerns in the network.

Foul Water

We've assessed your **foul water** proposals and concluded that unfortunately we're unable to meet the needs of your **full** development at this time.

In order to ensure we make the appropriate upgrades – or 'off-site reinforcement' – to serve the remainder of your development, we'll need to carry out modelling work, design a solution and build the necessary improvements. This work is done at our cost.

Once we've begun modelling, we may need to contact you to discuss changing the connection point for capacity reasons. Please note that we'll pay the cost of covering any extra distance if the connection needs to be made at a point further away than the nearest practicable point of at least the same diameter.

How long could modelling and reinforcement take?

Typical timescales for a development of your size are:

Modelling: 8 months
Design: 6 months
Construction: 6 months
Total: 20 months

If the time you're likely to take from planning and construction through to first occupancy is longer than this, we'll be able to carry out the necessary upgrades in time for your development. If it's shorter, please contact me on the number below to discuss the timing of our activities.

What do you need to tell us before we start modelling?

We will only carry out modelling once we're confident that your development will proceed. In order to have this confidence, we'll need to know that you **own the land and have either outline or full planning permission**. Please email this information to us as soon as you have it.

If you'd like us to start modelling work ahead of this point, we can do this if you agree to underwrite the cost of modelling and design. That means we'll fund the work – but you agree to pay the cost if you don't achieve first occupancy within five years.

If the modelling shows we need to carry out reinforcement work, then before we start construction, we'll need you to supply us with notification that you've confirmed your F10 – Notification of construction project - submission to the Health and Safety Executive.

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. store rainwater for later use.
2. use infiltration techniques where possible.
3. attenuate rainwater in ponds or open water features for gradual release.
4. attenuate rainwater by storing in tanks or sealed water features for gradual release.
5. discharge rainwater direct to a watercourse.
6. discharge rainwater to a surface water sewer/drain.
7. discharge rainwater to the combined sewer.
8. discharge rainwater to the foul sewer

We do not foresee a requirement to use the public sewer in this case due to the amount of natural features available in the area.

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

What do I need to do next?

If you've satisfied the points above, then you should compare your own timeline with the typical timescales we've suggested for our activities. If the time you're likely to take from planning and construction through to first occupancy is **more** than the total time we're likely to take, we'll be able to carry out the necessary upgrades in time for your development.

If it's **less** than this, you might want to ask us to start modelling earlier – in which case we'll require you to underwrite the cost, as noted above.

Yours sincerely

Dan Rees

Developer Services



Carlos Alcantara

Sent via email: Carlos.Alcantara@stantec.com



26 March 2021

Pre-planning enquiry: Capacity concerns

Dear Carlos,

Thank you for providing more information on your development at Braeburn Avenue in Bicester.

New foul strategy received.

- Option 1 (49656_2001SK01) considers two connections into Charlotte Avenue (middle of the site) and one connection to the south into Wintergreen Fields. This option depending on the ownership of the existing development to cross (private or public highway TBC), will allow the network to drain entirely by gravity.
- Option 2 (49656_2001SK02) considers the same two connections into Charlotte Avenue (middle of the site) and will require a package pumping station, to pump the flows from the southern section of the proposed development to the north into the main sewer that latter connects into charlotte avenue.

There will be capacity concerns in the network but we would favour Option 1.

Foul Water

We've assessed your **foul water** proposals and concluded that our sewerage network will have enough capacity for you to connect the first 447 properties, 87 at Wintergreen Fields and 360 at Charlotte Avenue, but unfortunately we're unable to meet the needs of your **full** development at this time.

In order to ensure we make the appropriate upgrades – or 'off-site reinforcement' – to serve the remainder of your development, we'll need to carry out modelling work, design a solution and build the necessary improvements. This work is done at our cost.

Once we've begun modelling, we may need to contact you to discuss changing the connection point for capacity reasons. Please note that we'll pay the cost of covering any extra distance if the connection needs to be made at a point further away than the nearest practicable point of at least the same diameter.

How long could modelling and reinforcement take?

Typical timescales for a development of your size are:

Modelling: 8 months
Design: 6 months
Construction: 6 months
Total: 20 months

If the time you're likely to take from planning and construction through to first occupancy is longer than this, we'll be able to carry out the necessary upgrades in time for your development. If it's shorter, please contact me on the number below to discuss the timing of our activities.

What do you need to tell us before we start modelling?

We will only carry out modelling once we're confident that your development will proceed. In order to have this confidence, we'll need to know that you **own the land and have either outline or full planning permission**. Please email this information to us as soon as you have it.

If the modelling shows we need to carry out reinforcement work, then before we start construction, we'll need you to supply us with notification that you've confirmed your F10 – Notification of construction project - submission to the Health and Safety Executive.

What do I need to do next?

If you've satisfied the points above, then you should compare your own timeline with the typical timescales we've suggested for our activities. If the time you're likely to take from planning and construction through to first occupancy is **more** than the total time we're likely to take, we'll be able to carry out the necessary upgrades in time for your development.

If it's **less** than this, you might want to ask us to start modelling earlier – in which case we'll require you to underwrite the cost, as noted above.

Yours sincerely

Dan Rees

Developer Services

- DO NOT SCALE THIS DRAWING. IF IN DOUBT PLEASE REQUEST FURTHER INFORMATION.
- ALL DIMENSIONS ARE IN METRES UNLESS STATED OTHERWISE.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT CONTRACT DRAWINGS, CONSTRUCTION DETAILS AND SPECIFICATIONS.
- THE FOUL DRAINAGE NETWORK SHOWN ON THIS DRAWING HAS BEEN DESIGNED WITH A MINIMUM COVER OF 1.2m TO PIPE SOFFIT. THE NETWORK HAS BEEN DESIGNED WITH A MINIMUM GRADIENT OF 1 IN 80 FOR 1000 PIPES, 1 IN 150 FOR 1500 PIPES AND 1 IN 170 FOR 2250 PIPES.

KEY:

- SITE BOUNDARY
- PROPOSED FOUL WATER SEWER
- PROPOSED FOUL WATER MANHOLE
- PROPOSED LAND RAISING
- EXISTING FOUL WATER SEWER
- PROPOSED POINT OF CONNECTION (POC)



Issued/Revision	By	App'd	Date
A	JPS	ST	2021.04.16
	CA	JP	2021.04.14
	Dwn	Drwn	YYYY.MM.DD

Issue Status

FOR INFORMATION

This document is suitable only for the purpose noted above. Use of this document for any other purpose is not permitted.



Client/Project
 FIRETHORN DEVELOPMENTS LTD
 LAND AT NORTH WEST BICESTER

Title
PROPOSED OUTLINE FOUL WATER DRAINAGE LAYOUT

Project No.	Scale
49656	1:1000
Revision	Drawing No.
A	49656/2001/002