



Mr Richard Holdcroft
Sent by email:
richard@richboroughstates.co.uk



29 May 2020

Pre-planning enquiry: Confirmation of sufficient capacity for foul water

Dear Mr Holdcroft,

Thank you for providing information on your proposed 152 house residential development located north of Camp Road, Upper Heyford, Oxon, OX25 5LX. You confirmed that your preference for the foul sewer connection would be to the private sewage treatment works near the site, however you have asked us to check the capacity within the public sewer to receive foul flows at a pumped rate of 6.9l/s to manhole MH9901. Surface water is proposed to be discharged to the watercourse.

We have completed the assessment of the foul flows based on the information submitted 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.

If you've any further questions, please contact me on 08000093921.

Yours sincerely

Dan Rees
Developer Services

Your reference: DS6073038

Your site address: Camp Road, Upper Heyford OX25 5LX

Customer: Richborough Estates

Clean water capacity report

Status: Capacity concerns

Date: 12 May 2020

Validity: Valid until 11 May 2021 or for the duration of your Local Authority planning permission when this report is used to support your application.

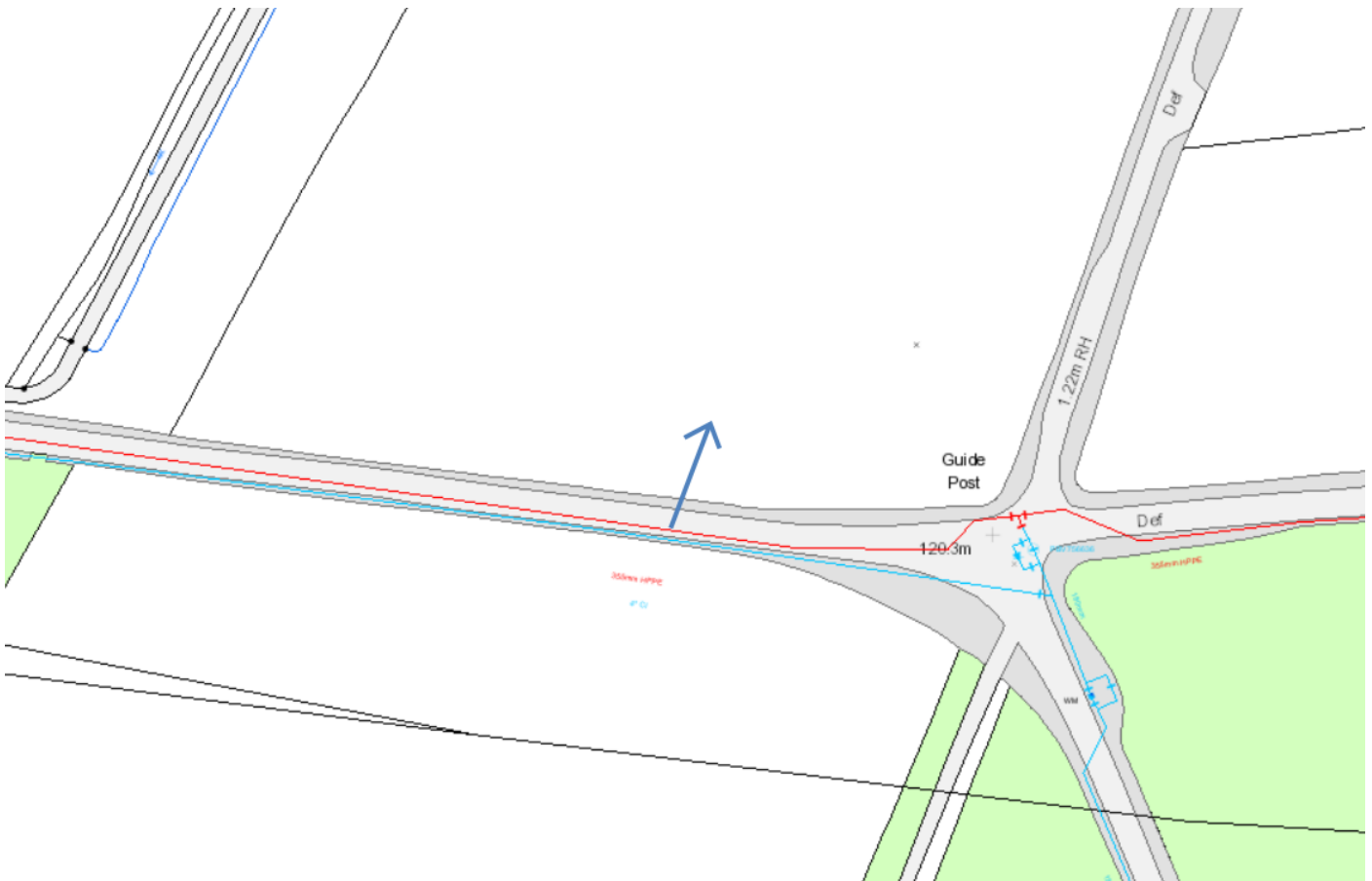
We confirm that there will be sufficient capacity in our clean water network to serve the first 50 properties of your development consisting of 152 houses:

However, we're unable to confirm capacity for your whole development 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





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.

Building near our assets

Please [read our guide](#) 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. Should you require further information please contact [us](#).

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.