



Mr John Charlesworth

Stantec Hydock Limited  
Over Court Barns, Over Lane  
Almondsbury  
BS32 4DF



28 January 2026

## Pre-planning enquiry: Confirmation of sufficient capacity

**Site Address: Land north of Gavray Drive, Bicester, Oxfordshire, OX26 6UG**

Dear John

Thank you for providing information on your development to construct 250 houses.

*Foul water from 200 houses will connect via gravity to chamber SP59225201*

*Foul water from 50 houses will connect via gravity to chamber SP60210801*

*Surface water will be managed via the use of SuDS.*

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

In accordance with the Building Act 2000 Clause H3.3 and the National SuDS Standards, 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.

National SuDS Standards, Standard 1.2: Runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy:

priority 1: collected for non-potable use

priority 2: infiltrated to ground

priority 3: discharged to an above ground surface water body

priority 4: discharged to a surface water sewer, or another piped surface water drainage system

priority 5: discharged to a combined sewer

Note 1: priority 1 is the highest priority and priority 5 is the lowest.

Note 2: for the purposes of this standard, a combined sewer is a sewer intended to receive both foul sewage and surface runoff and does not include a sewer intended to receive only foul sewage, even if it has the capacity to accommodate additional flows or has an element of surface water in it already.

Where connection to the public sewerage network is required to manage surface water flows we will accept these flows at a discharge rate in line with the National SuDS Standards or that stated within the sites planning approval.

### **Capacity at STW?**

The receiving network is served by Bicester STW and there **isn't** a known performance issue which may cause the EA to object to the development.

Please see our [FAQ's leaflet](#) for additional information.

### **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 connections.

If you've any further questions, please contact me on 0800 009 3921.

Yours sincerely,

**Abdul Afzal**

Adoptions & Pre-Planning Engineer

Developer Services