

Client	London Borough of Richmond Upon Thames		
Project	P1419 Twickenham Rediscovered Programme - Riverside		
Document	UTILITIES STATEMENT	Revision	A
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1. Introduction

- 1.1. As set out within the emerging Local Plan Policy LP23 and the background text that supports this policy, applicants for major development proposals will be required to provide evidence that capacity exists in the public sewerage and water supply networks to serve their development in the form of written confirmation.
- 1.2. This statement addresses these points as set out below and is considered further within the FRA which accompanies this planning application.

2. Mains Water

- 2.1. The proposed new development will use the existing Thames Water infrastructure network in King Street, Water Lane, Wharf Lane & The Embankment.
- 2.2. The new mains water supplies will utilise spare capacity available via the existing buildings to be made redundant and available capacity within the Thames Water local infrastructure. The local residents' amenities will not be adversely affected by the planned development works.

3. Surface Water Strategy

- 3.1. Surface water runoff from the development will be attenuated to 2.8l/s (as close as possible to the Greenfield runoff rate, without causing a risk of blockages). Calculations using Microdrainage have shown that 240m³ of cellular storage is required to attenuate surface water, up to the 1 in 100 plus 40% climate change rainfall event. Surface water will then be discharged to the public surface water sewers, before being discharged to the River Thames.

4. Foul Water Strategy

- 4.1. The proposed development will increase peak foul water flow rates to the sewers, from 6.68l/s to 19.77 l/s. The existing and proposed foul flow rate calculations can be found in the P&M Flood Risk Assessment Report. Existing connections to the foul water public sewers will be re-used, if possible.
- 4.2. A Pre-development Inquiry has been submitted to Thames Water, to confirm if there is sufficient capacity in the foul water network. However, at the time of writing, a response had not been received. If it is found that there is not sufficient capacity in the foul water drainage network, the developer would be responsible for upgrades to the Thames Water foul water sewers. All works should take place, in time to serve the development, in accordance the London Borough of Richmond upon Thames adopted and emerging policies.