



Stag Brewery, Mortlake

Foul Sewage and Utilities Assessment

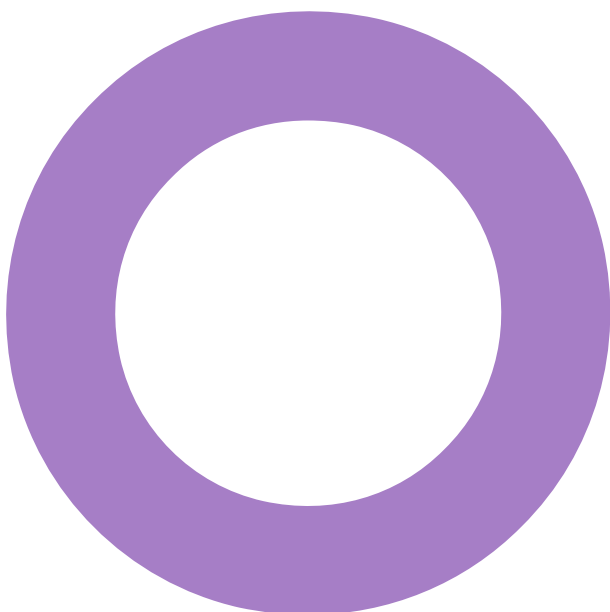
For Reselton Properties

March 2022

Stag Brewery.
London.
Dartmouth Capital.

MEP ENGINEERING
FOUL SEWAGE AND UTILITIES ASSESSMENT

REVISION 5 - 14 FEBRUARY 2022



Audit sheet.

| Rev. | Date | Description of change / purpose of issue | Prepared | Reviewed | Authorised |
|------|-------------|--|----------|----------|------------|
| 1 | Feb 2018 | First issue | GS/NF | RE | OC |
| 2 | Feb 2018 | Updated to incorporate comments | GS/NF | RE | OC |
| 3 | 1 Feb 2022 | Updated issue | OC | RE | OC |
| 4 | 2 Feb 2022 | Updated to incorporate comments | OC | RE | OC |
| 5 | 14 Feb 2022 | Updated to reflect sewage status | OC | RE | OC |
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Project number: 07/09961
Document reference: 220201_Foul Sewage&Utilites Assessment

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1. Introduction

1.1 This Foul Sewage and Utilities Assessment report has been prepared by Hoare Lea on behalf of Reselton Properties Limited ('the Applicant') in support of two linked planning applications ('the Applications') for the comprehensive redevelopment of the former Stag Brewery Site in Mortlake ('the Site') within the London Borough of Richmond upon Thames (LBRuT).

Proposals

1.2 The Applications seek planning permission for:

Application A:

"Hybrid application to include the demolition of existing buildings to allow for comprehensive phased redevelopment of the site:

Planning permission is sought in detail for works to the east side of Ship Lane which comprise:

- a) Demolition of existing buildings (except the Maltings and the façade of the Bottling Plant and former Hotel), walls, associated structures, site clearance and groundworks
- b) Alterations and extensions to existing buildings and erection of buildings varying in height from 3 to 9 storeys plus a basement of one to two storeys below ground
- c) Residential apartments
- d) Flexible use floorspace for:
 - i. Retail, financial and professional services, café/restaurant and drinking establishment uses
 - ii. Offices
 - iii. Non-residential institutions and community use
 - iv. Boathouse
- e) Hotel / public house with accommodation
- f) Cinema
- g) Offices
- h) New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works
- i) Provision of on-site cycle, vehicle and servicing parking at surface and basement level
- j) Provision of public open space, amenity and play space and landscaping
- k) Flood defence and towpath works
- l) Installation of plant and energy equipment

Planning permission is also sought in outline with all matters reserved for works to the west of Ship Lane which comprise:

- a) The erection of a single storey basement and buildings varying in height from 3 to 8 storeys
- b) Residential development
- c) Provision of on-site cycle, vehicle and servicing parking
- d) Provision of public open space, amenity and play space and landscaping
- e) New pedestrian, vehicle and cycle accesses and internal routes, and associated highways works"

Application B:

“Detailed planning permission for the erection of a three-storey building to provide a new secondary school with sixth form; sports pitch with floodlighting, external MUGA and play space; and associated external works including landscaping, car and cycle parking, new access routes and other associated works”

- 1.3 Together, Applications A and B described above comprise the ‘Proposed Development’.

Background to Submission

- 1.4 The Applications follow earlier planning applications which were refused by the Greater London Authority. The refused applications were for:
- a) Application A – hybrid planning application for comprehensive mixed use redevelopment of the former Stag Brewery site consisting of:
 - i. Land to the east of Ship Lane applied for in detail (referred to as ‘Development Area 1’ throughout); and
 - ii. Land to the west of Ship Lane (excluding the school) applied for in outline (referred to as ‘Development Area 2’ throughout).
 - b) Application B – detailed planning application for the school (on land to the west of Ship Lane).
 - c) Application C – detailed planning application for highways and landscape works at Chalkers Corner.
- 1.5 The LBRuT (the Council) originally resolved to grant planning permission for Applications A and B but refuse Application C.
- 1.6 Following the LBRuT’s resolution to approve the applications A and B, the Mayor called-in the applications and became the determining authority. The Mayor’s reasons for calling in the applications were set out in his Stage II letter (dated 4 May 2020) but specifically related to concerns regarding what he considered was a low percentage of affordable housing being proposed for the Site and the need to secure a highways solution for the scheme following the LBRuT’s refusal of Application C.
- 1.7 Working with the Mayor’s team, the Applicant sought to meaningfully respond to the Mayor’s concerns on the applications. A summary of the revisions to the scheme made and submitted to the GLA in July 2020 is as follows:
- i. Increase in residential unit provision from up to 813 units to up to 1,250 units;
 - ii. Increase in affordable housing provision from (up to) 17%, to 30%;
 - iii. Increase in height for some buildings of up to three storeys;
 - iv. Change to the layout of Blocks 18 and 19, conversion of Block 20 from a terrace row of housing to two four storey buildings;
 - v. Reduction in the size of the western basement, resulting in an overall car parking spaces reduction of 186 spaces and introduction of an additional basement storey under Block 1;
 - vi. Internal layout changes and removal of the nursing home and assisted living in Development Area 2;
 - vii. Landscaping amendments, including canopy removal of four trees on the north west corner of the Site; and

viii. Alternative options to Chalkers Corner in order to mitigate traffic impacts through works to highway land only and allow the withdrawal of Application C.

1.8 Application A was amended to reflect these changes.

1.9 Notwithstanding this, and despite GLA officers recommending approval, the Mayor refused the applications in August 2021.

1.10 The Mayor's reasons for refusal in respect of Application A were:

(i) height, bulk and mass, which would result in an unduly obtrusive and discordant form of development in this 'arcadian' setting which would be harmful to the townscape, character and appearance of the surrounding area;

(ii) heritage impact. The proposals, by reason of its height, scale, bulk and massing would result in less than substantial harm to the significance of several listed buildings and conservation areas in the vicinity. The Mayor considered that the less than substantial harm was not clearly and convincingly outweighed by the public benefits, including Affordable Housing, that the proposals would deliver;

(iii) neighbouring amenity issues. The proposal, by reason of the excessive bulk, scale and siting of Building 20 and 21 in close proximity to the rear of neighbouring residential properties in Parliament Mews and the rear gardens of properties on Thames Bank, would result in an unacceptable overbearing and unneighbourly impact, including direct overlooking of private amenity spaces. The measures in the Design Code would not sufficiently mitigate these impacts; and

(iv) no section 106 agreement in place.

1.11 Application B was also refused because it is intrinsically linked with Application A and therefore could not be brought forward in isolation.

The Proposed New Scheme

1.12 This 3rd iteration of the scheme seeks to respond directly to the Mayors' reasons for refusal and in doing so also addresses a number of the concerns raised by the LBRuT.

1.13 The amendments can be summarised as follows:

i. A revised energy strategy is proposed in order to address the London Plan (2021) requirements;

ii. Several residential blocks have been reduced in height to better respond to the listed buildings along the Thames riverfront and to respect the setting of the Maltings building, identified as a Building of Townscape Merit (BTM) by the LBRuT;

iii. Reconfiguration of layout of Buildings 20 and 21 has been undertaken to provide lower rise buildings to better respond to the listed buildings along the Thames riverfront; and

iv. Chalkers Corner light highways mitigation works.

1.14 The school proposals (submitted under 'Application B') are unchanged. The Applicant acknowledges LBRuT's identified need for a secondary school at the Site and the Applications continue to support the delivery of a school. It is expected that the principles to be agreed under the draft Community Use Agreement (CUA) will be the same as those associated with the refused school application (LBRuT ref: 18/0548/FUL, GLA ref: GLA/4172a/07).

1.15 Overall, it is considered that together, the Applications respond successfully to the concerns raised by the GLA which also reflect some of the concerns raised by stakeholders in respect of the previous schemes and during pre-application discussions on the revised Proposed Development. As a result, it is considered that the scheme now represents a balanced development that delivers the principle LBRuT objectives from the Site.

2. Summary

The table below provides a status of the utility applications:

| Service | Provider | Quote received | Summary of works |
|-------------|---------------|--------------------------------|--|
| Electricity | UKPN | No | Installation of 8No. substations at ground level across the proposed development to provide 10000kVA, with connection into the existing network. |
| Gas | Squire Energy | No | Gas supplies for the school and for commercial cooking across 26No. units. |
| Water | Thames Water | Yes | A budget quote has been received from Thames Water detailing the new supply requirements. Within the quotation Thames Water state that they will need to carry out further network analysis. |
| Drainage | Thames Water | Capacity confirmation received | Thames Water have confirmed that there is sufficient sewerage capacity to serve the development. |

2.1 UK Power Networks – Electricity

2.1.1 Asset search

Existing UKPN record drawings have been obtained indicating HV and LV cable routes around the perimeter of the site and some cable routes on the existing site. There is reference to the ‘Watneys Switch House 06864’ on UKPN record drawing ref: p216906448 located adjacent to the footbridge in Ship Lane which indicate an existing HV network on site. Through discussions with UKPN this existing capacity is being retained to serve the proposed development. Refer to UKPN Asset Drawings below.

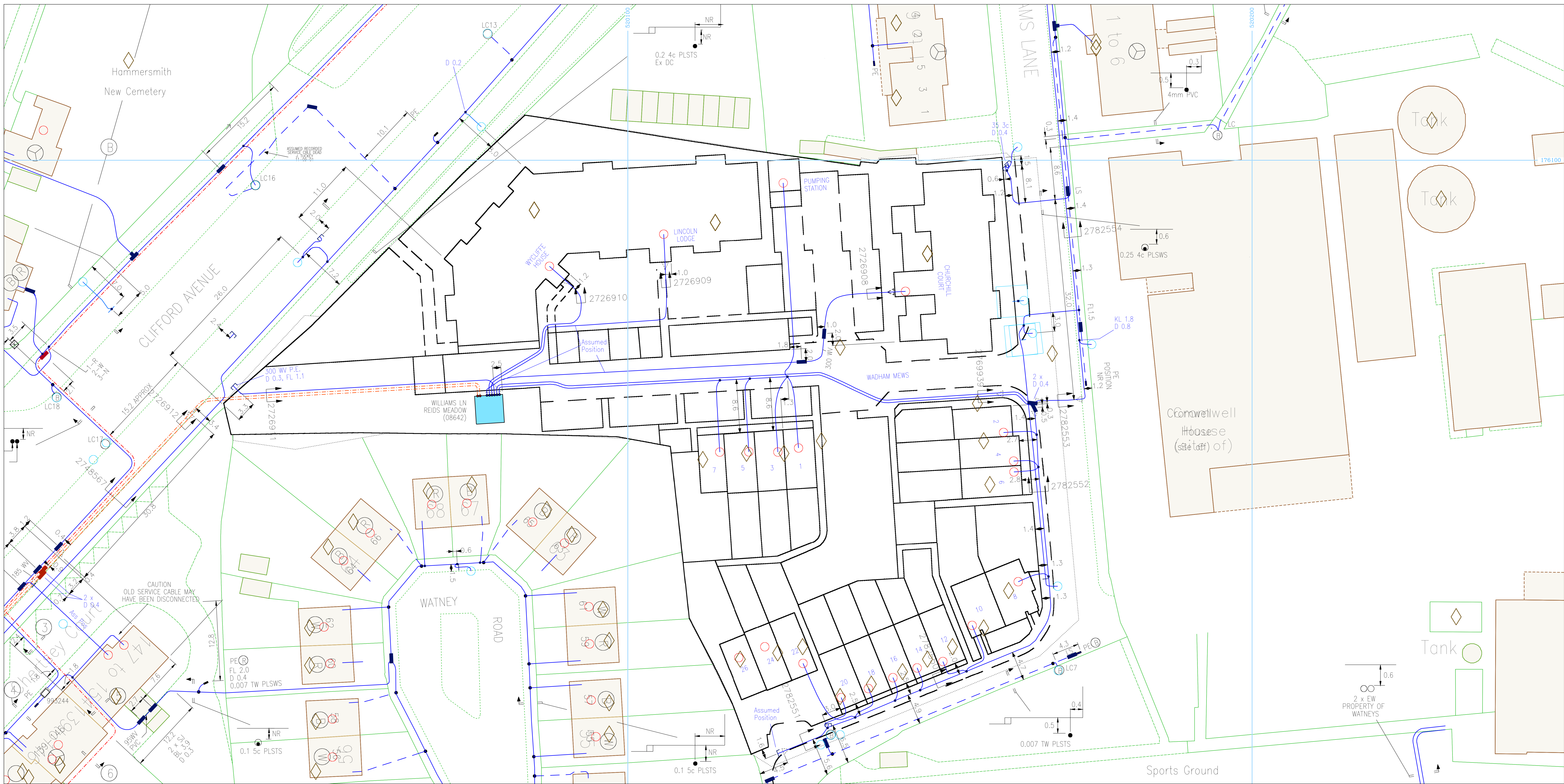
2.1.2 Application requirements

An application has been made to UKPN to provide a new 10000kVA supply for the site (combined application) and install 8No. new substations located at ground floor level across the proposed development.

2.1.3 Status

A Budget quote is awaited from UKPN for the above proposed works and the current HV capacity on the existing site is to be retained for the proposed development. The next step is to obtain a budget quotation.

UKPN asset drawings



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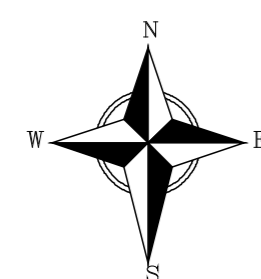
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Tel 0800 0565 866
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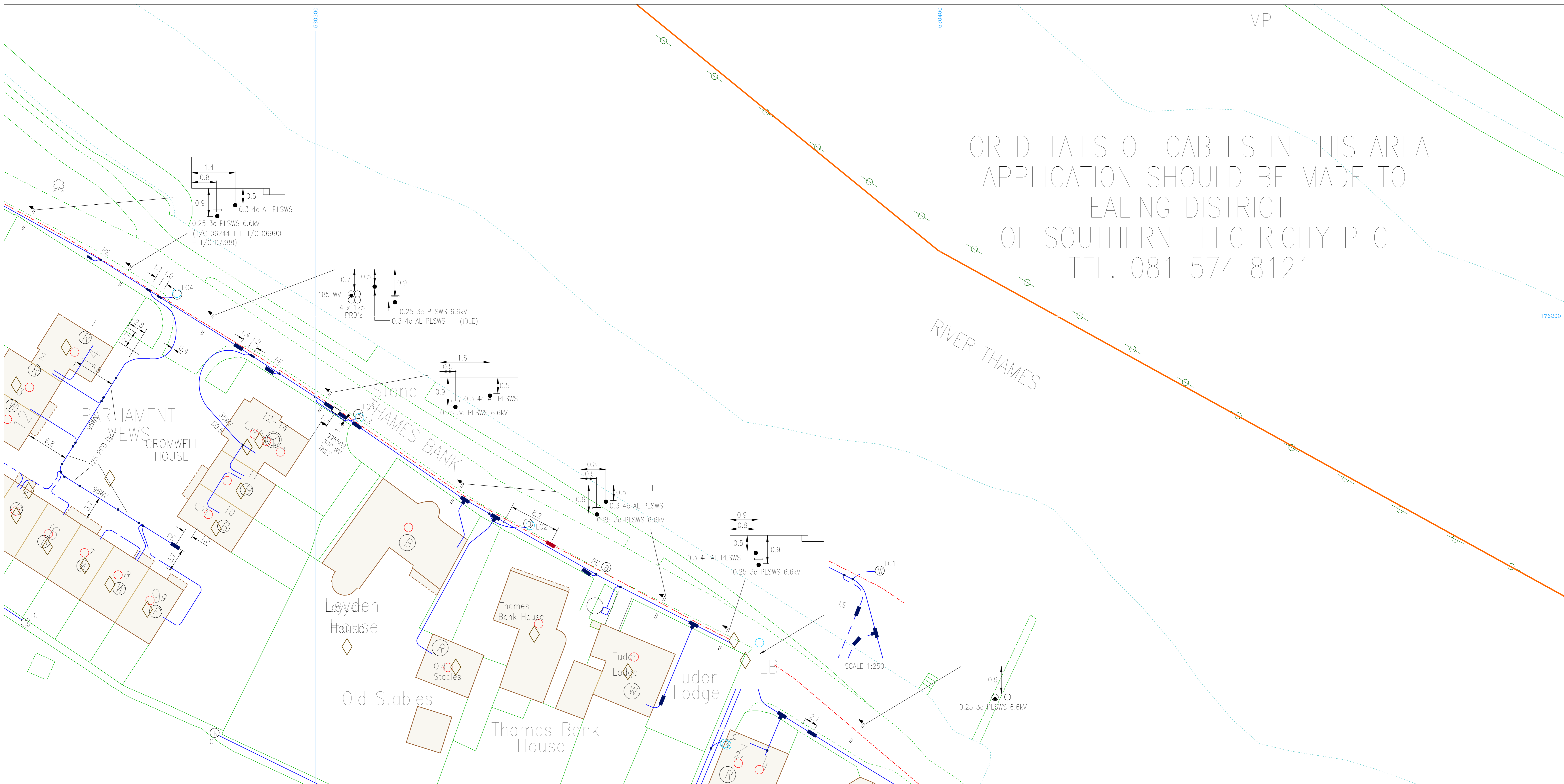
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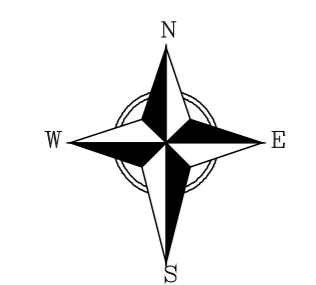
FOR DETAILS OF CABLES IN THIS AREA
APPLICATION SHOULD BE MADE TO
EALING DISTRICT
OF SOUTHERN ELECTRICITY PLC
TEL. 081 574 8121



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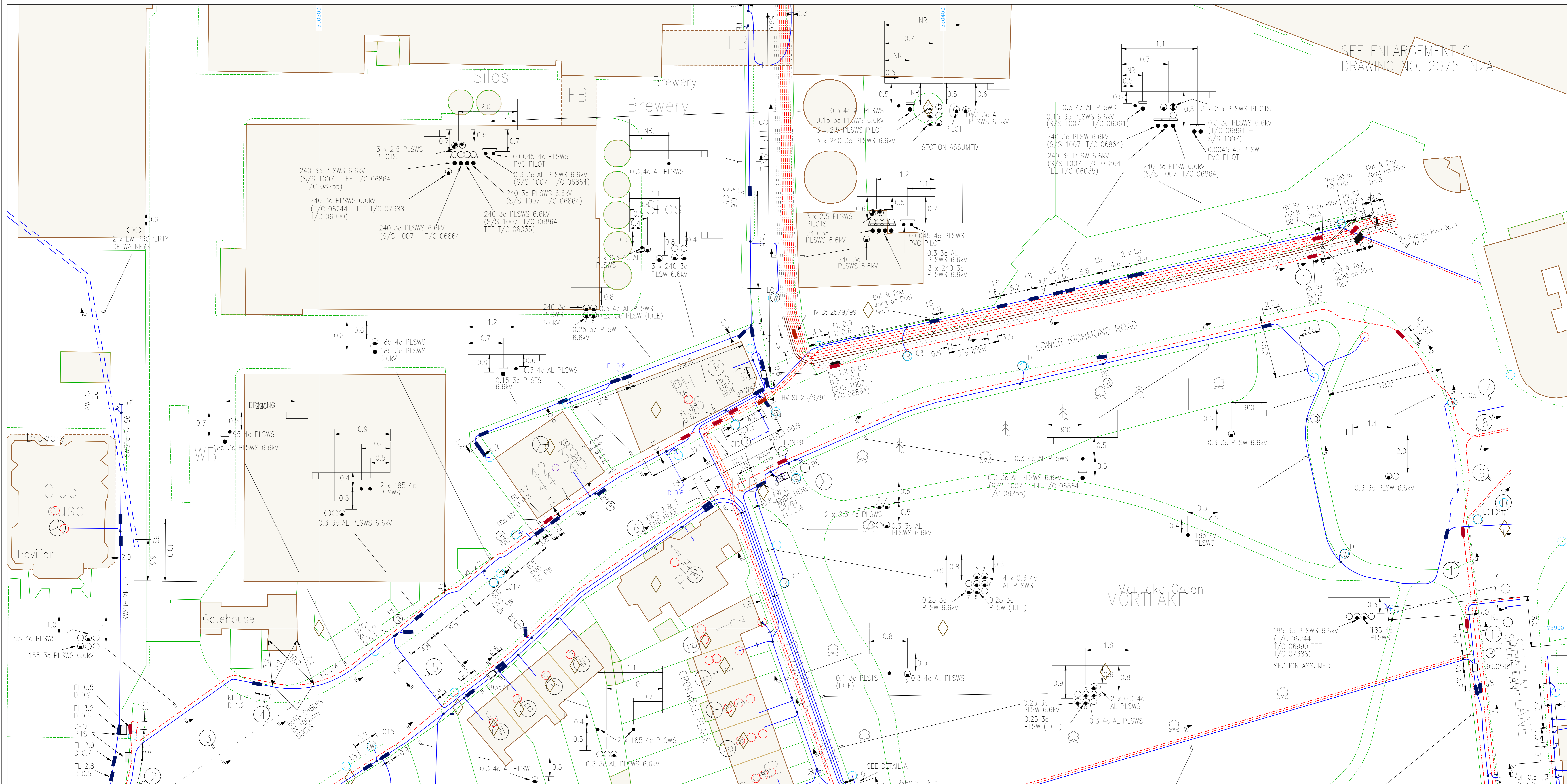
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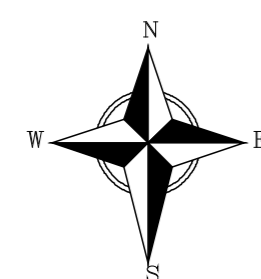
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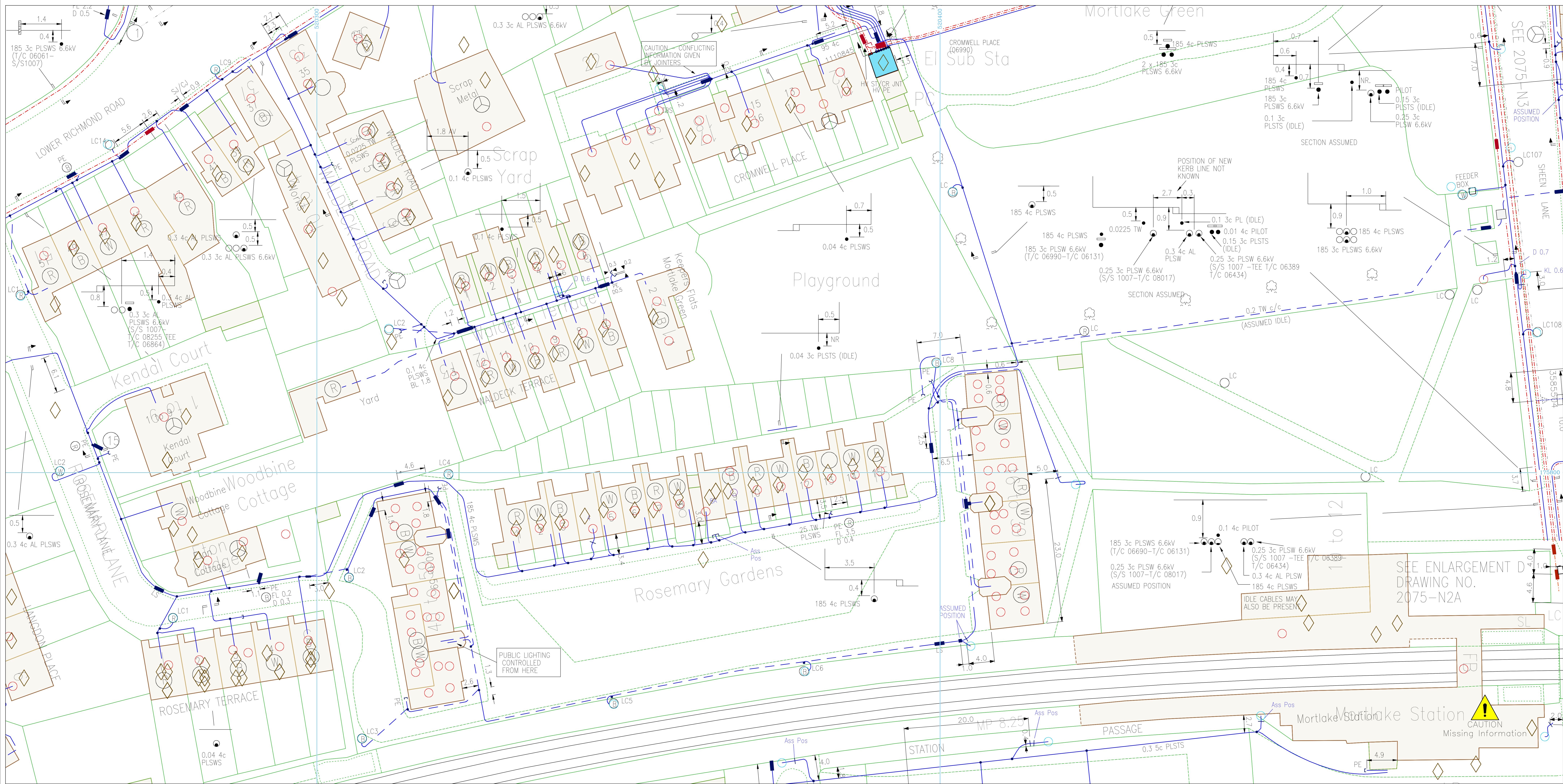
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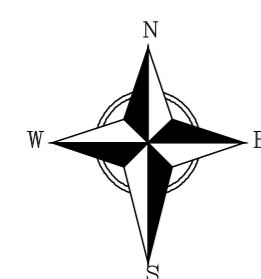
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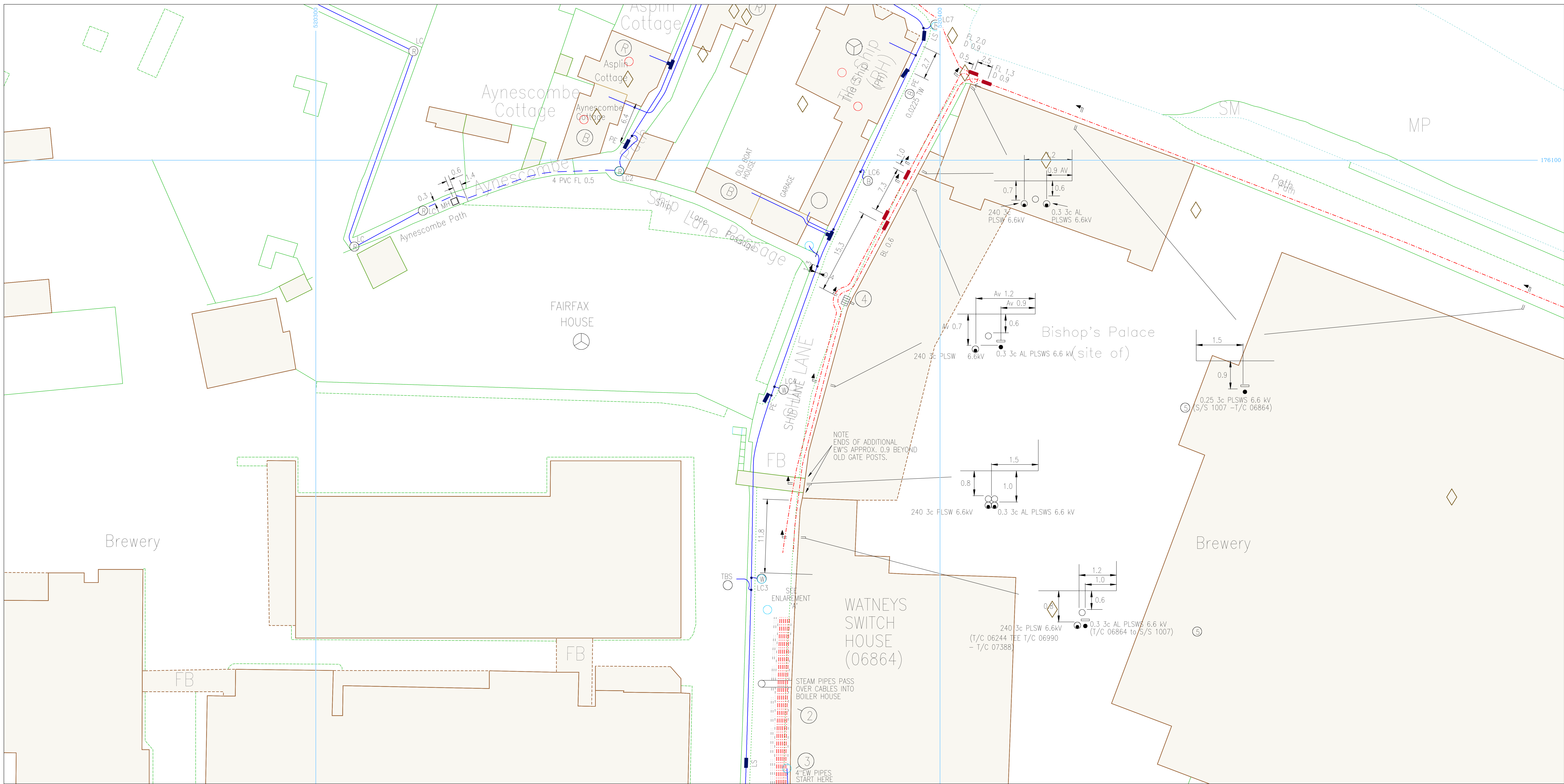
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Plotted By : Kav Singh

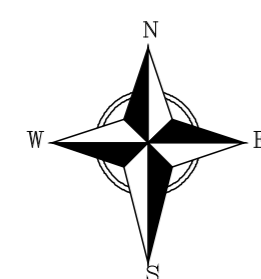
Plot Description: THE STAG BRWERY, LOWER RICHMOND ROAD, LONDON SW14 7ET

2017/2244506/comp

Map Centre : TQ2076SW



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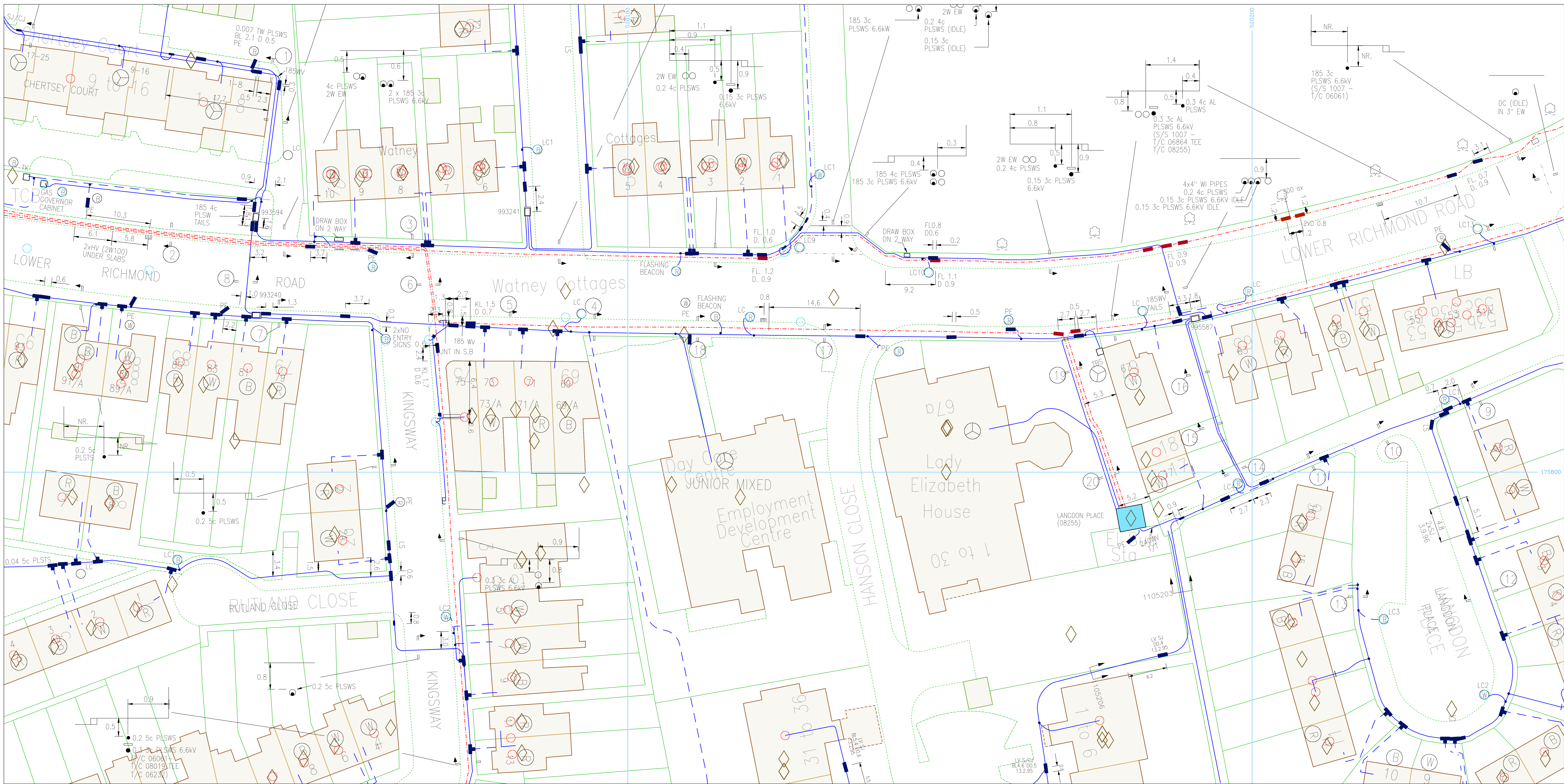
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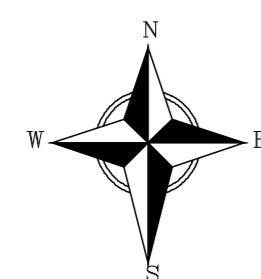
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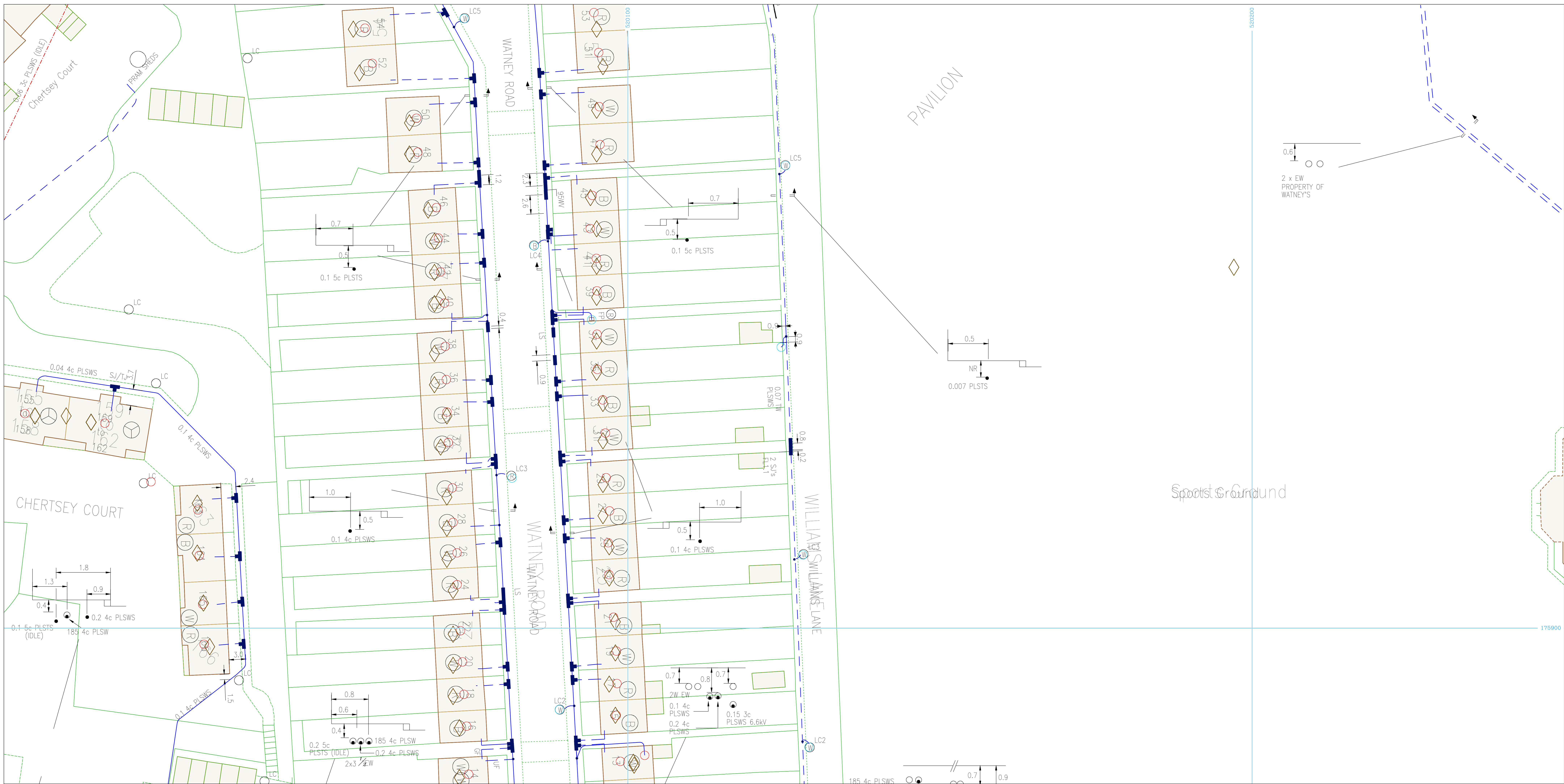
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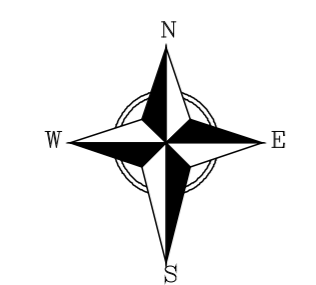


0m 10m 20m 30m 40m 50m 60m 70m

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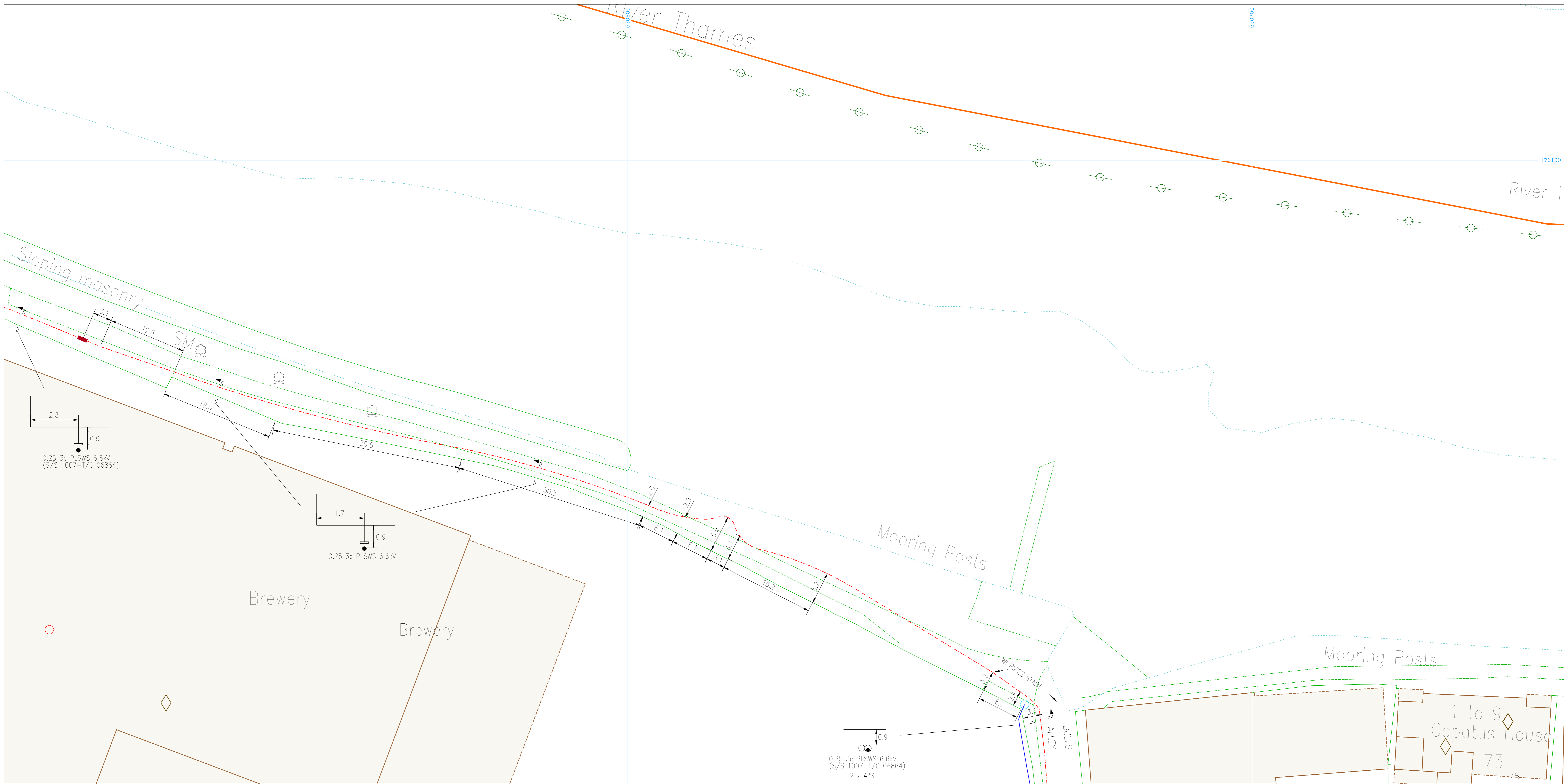
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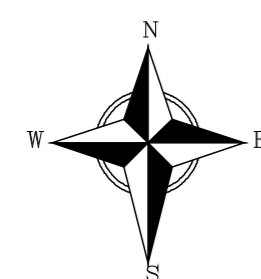
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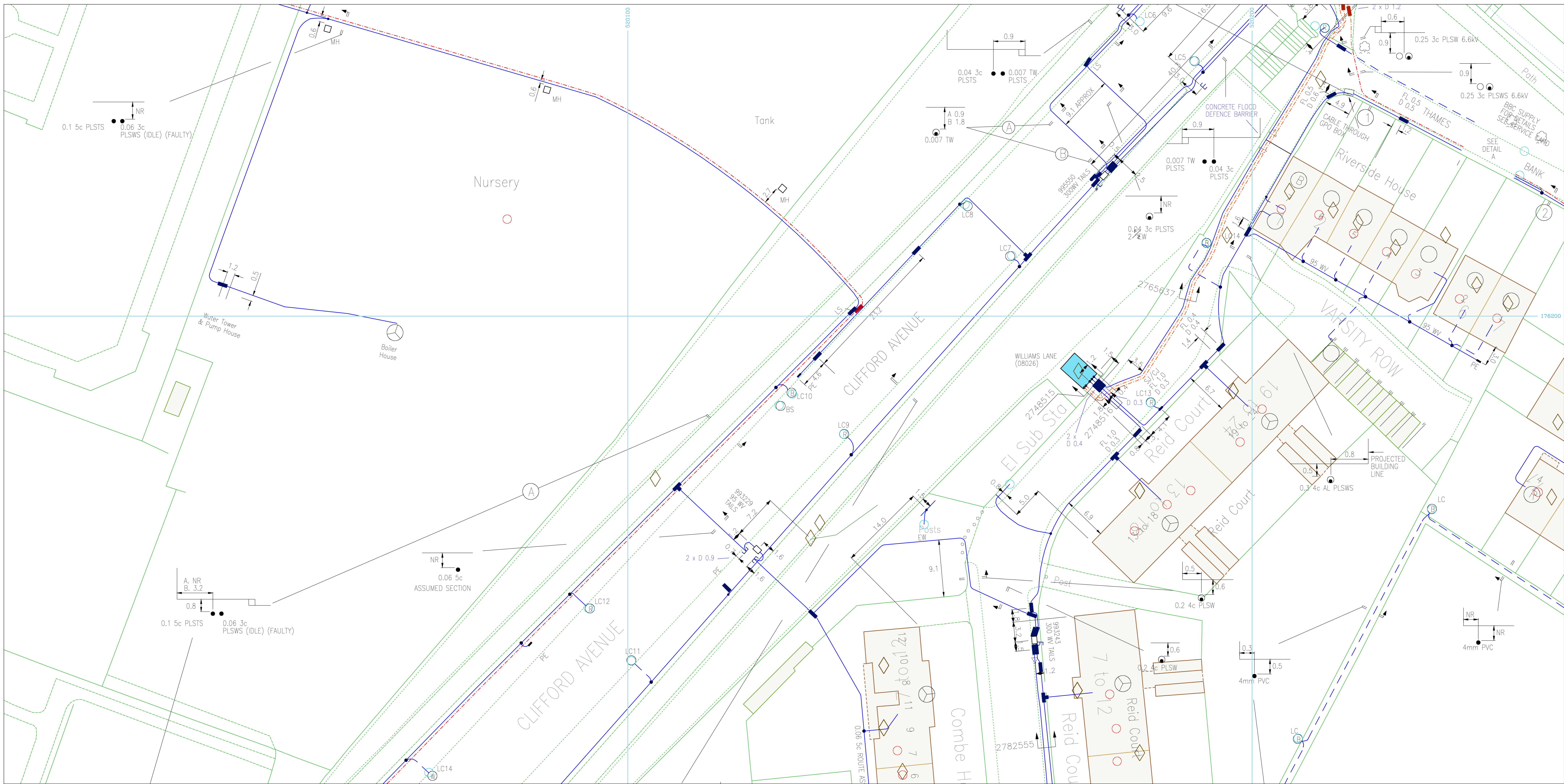
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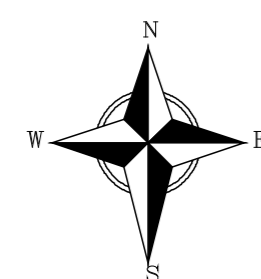
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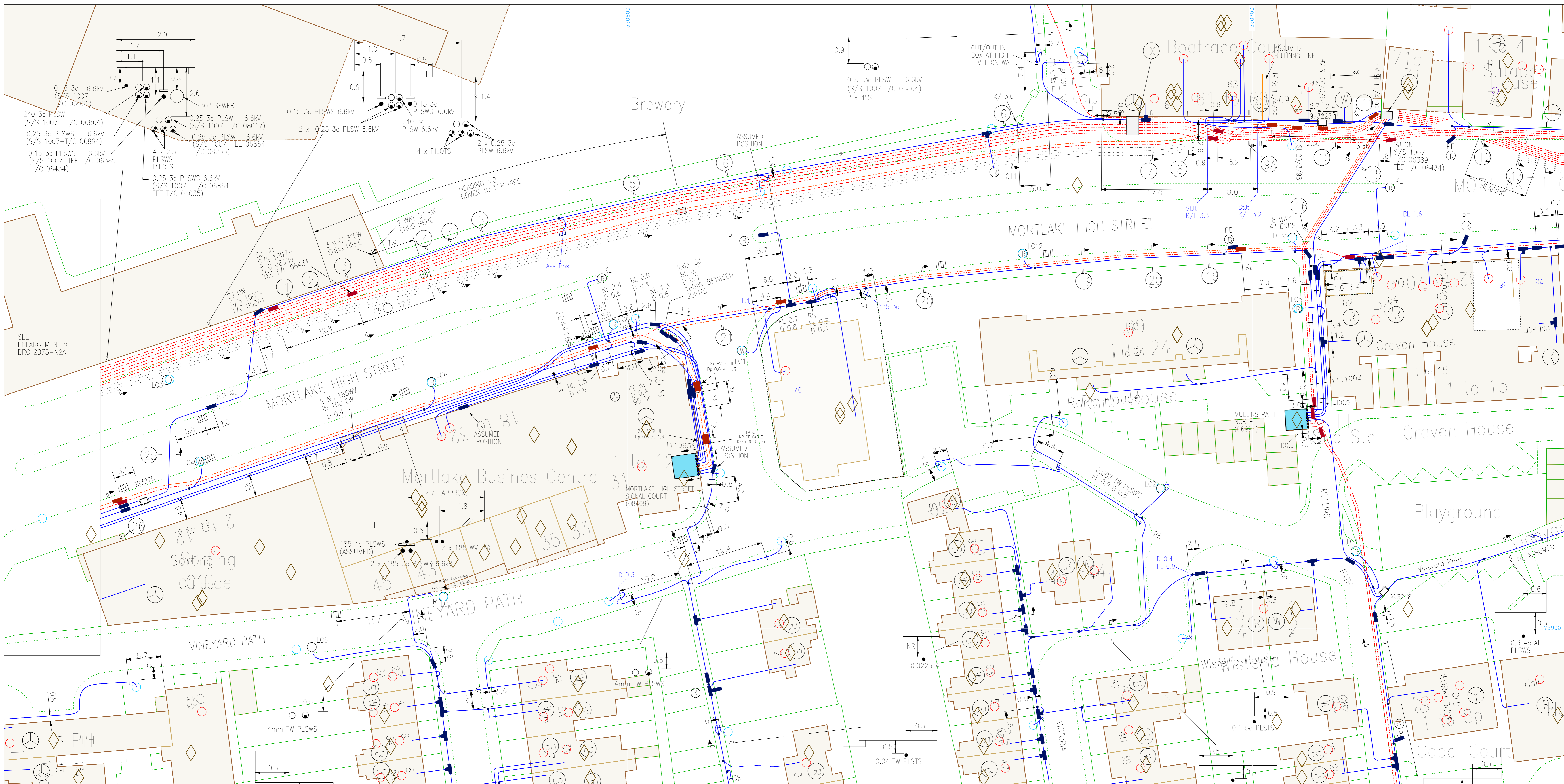
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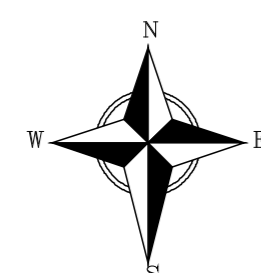
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2.2 Squire Energy – Gas

2.2.1 Asset Search

Record drawing information has been obtained from National Grid indicating existing low pressure mains surrounding the site running along Ship Land and Lower Richmond Road. Record drawings indicate that the site has a number of connections via underground pipework from various locations on the perimeter. Refer to Gas Asset Drawings below.

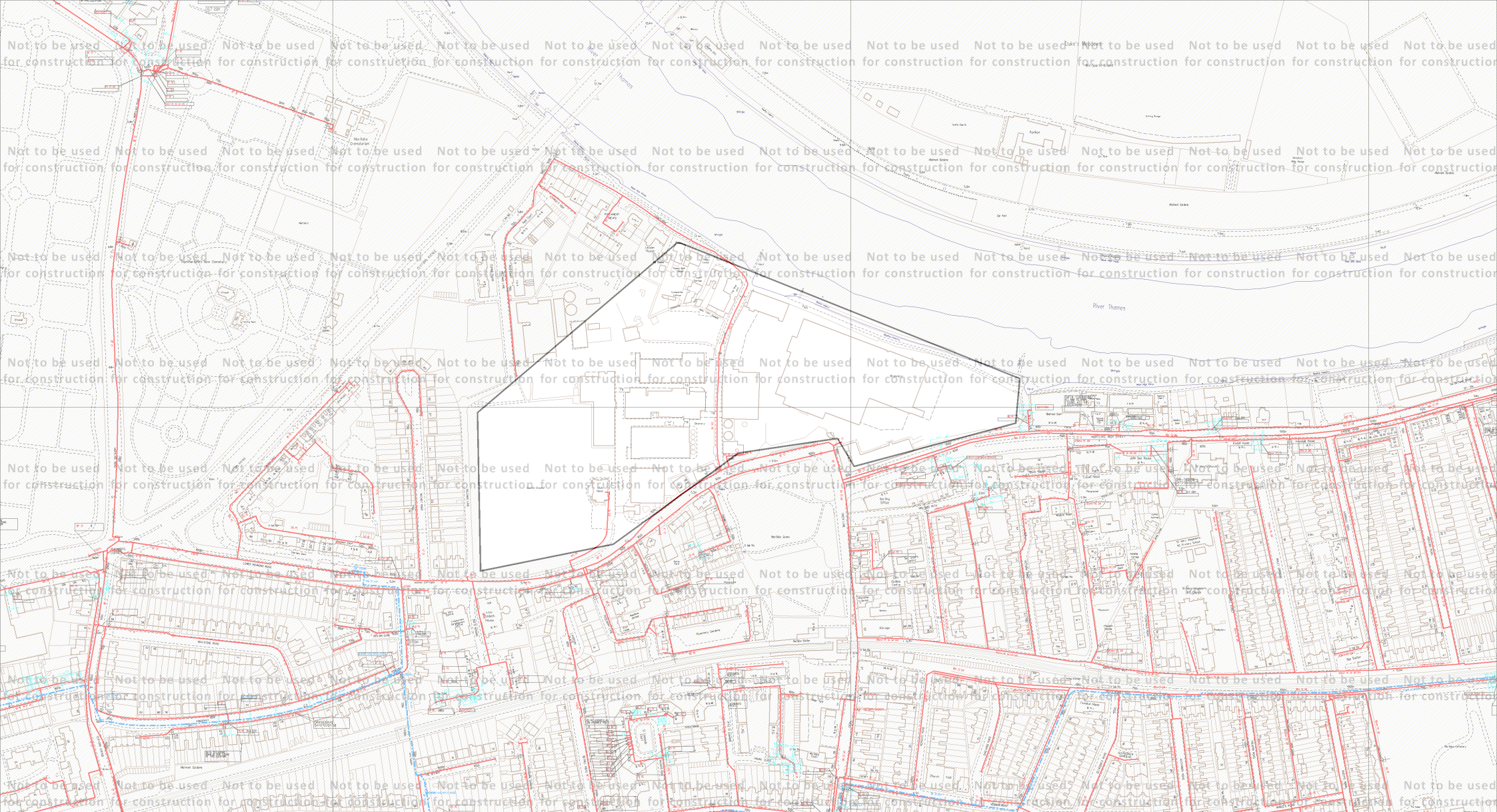
2.2.2 Application Requirements

An application will be made to Squire Energy for new gas supplies to provide the option for gas cooking to the café/restaurant, drinking establishment uses, hotel, cinema and school.

2.2.3 Status






Application to be made.


Gas asset drawings



ID: NL_TE_Z5_3SWX_294802
 USER: HoareLeaBH229UN
 DATE: 05/01/2017
 DATA DATE: 04/01/2017
 REF: Brewery
 MAP REF: TQ2076
 CENTRE: 520402, 176000

View extent: 1445m, 785m

LP MAINS 
 MP MAINS 
 IP MAINS 
 LHP MAINS 
 NHP MAINS 


0m  100m
 Approximate scale 1:5000
 on A4 Colour Landscape

Map not to be used for construction

This plan shows those pipes owned by National Grid Gas plc in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Gas plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

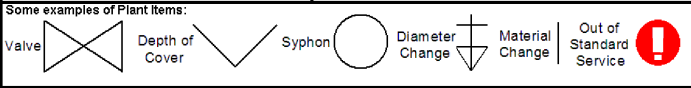
Map 1 of 2 (GAS)

MAPS Plot Server Version 1.9.0



Requested by: Hoare Lea

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2.3 Thames Water – water services

2.3.1 Asset Search

Record drawings have been obtained from Thames Water indicating existing water services within and surrounding the site. Record drawings indicate that the site has a number of trunk mains in Lower Richmond Road serving smaller distribution mains along Ship Lane. The record information shows existing connections into the proposed site. Refer to Thames Water Asset Drawings below.

2.3.2 Application Requirements

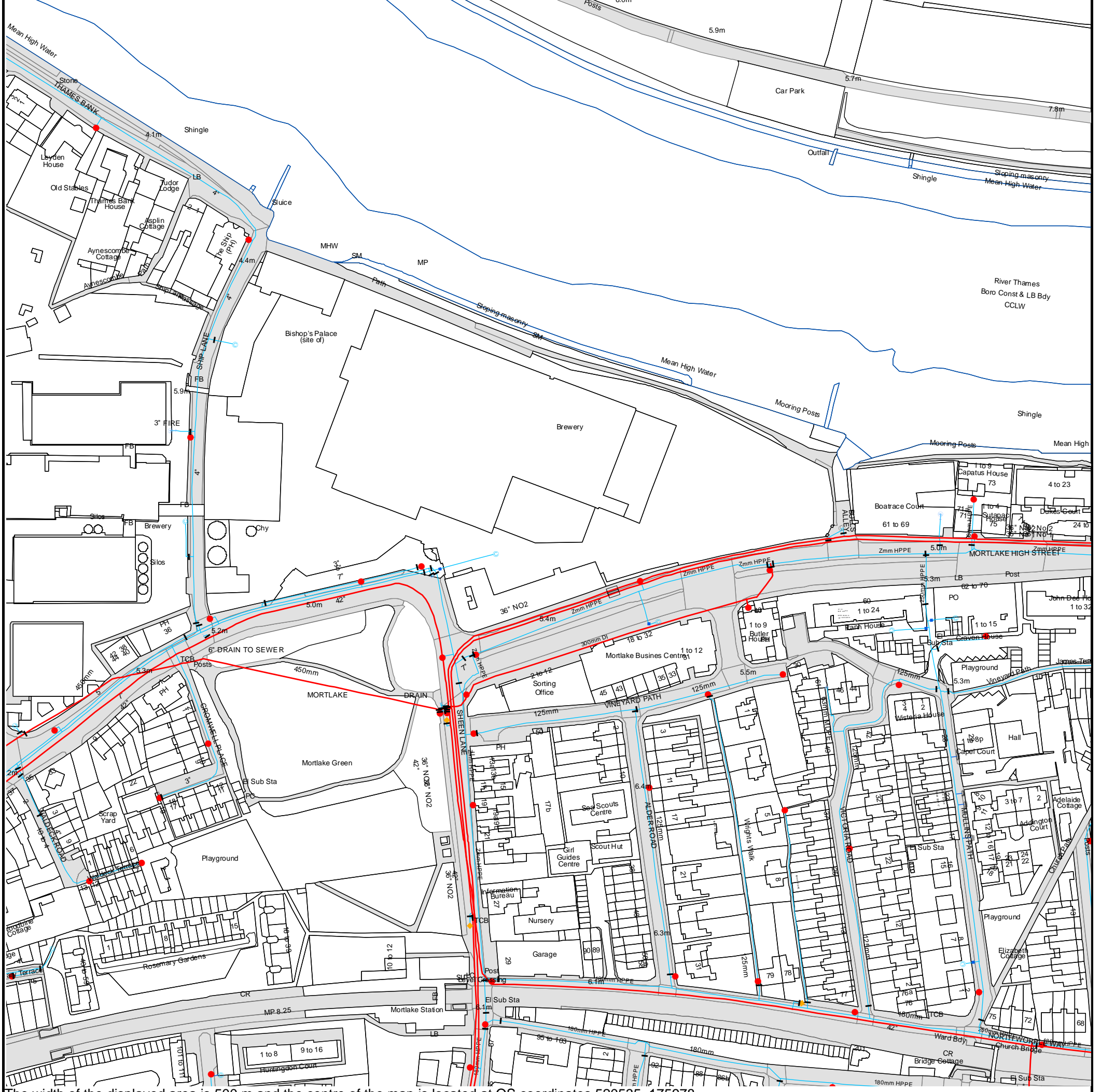
An application has been made Thames Water to provide new supplies for the central water distribution system, as well as individual supplies for the community facilities, school and the accommodation for the older population. Domestic supplies have been requested for the town houses.

2.3.3 Status

A budget quote has been received from Thames Water detailing the new supply requirements above. Within the quotation Thames Water state that they will need to carry out further network analysis. Refer to Thames Water Budget Quotation below (page 27).

Thames Water asset drawings

Asset Location Search Water Map - ALS/ALS Standard/2017 3494020



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 520535, 175978.
 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 and established on site before any works are undertaken.

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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
- 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.

Thames Water budget quotation



Elena Pujol
Hoare Lea
Enterprise House
Old School Close
Ferndown
Dorset
BH22 9UN



DS reference DS6041414



developer.services@thameswater.co.uk



08000 093 921
Mon-Fri 8am-5pm



thameswater.co.uk/developerservices

17th November 2017

Your clean water budget estimate / point of connection report.

Site location: The Stag Brewery, Lower Richmond Road, Mortlake, London, SW14 7ET.

Dear Elena

Thank you for your correspondence dated 16th November 2017 regarding the above redevelopment consisting of domestic dwellings, domestic apartments, care home, assisted living apartments, cinema, community facilities, health centre, hotel, management office, retail units, offices and a school..

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

We've listed below the approximate costs to serve the site. Subject to survey, additional costs may be applicable, such as traffic management, parking bay suspensions or lane rental charges.

You'll need to make single payments for each activity (such as the flow and pressure test, modelling report or impact assessment). Please also quote our DS6041414 reference number when paying to avoid any delay.

Finding your best fit

When arranging supplies for your site, we want you to choose the installer that best suits your needs and timescales. This may or may not be us. Independent self-lay providers could be able to offer cost-effective terms and fit in better with your construction programme, and might also be able to install multiple utilities. You can find out more about the self-lay option at developers.thameswater.co.uk/Developing-a-large-site/Using-a-self-lay-provider

Contaminated land

If our assessment of your full soil report deems the site to be 'contaminated', you'll need to install mains and service connections using barrier pipe, rather than plastic pipe.



What to do next

If you'd like to proceed with your design, you can apply for a formal quotation for water supply to developer.services@thameswater.co.uk for the attention of the self-lay team or design team.

For more information, see developers.thameswater.co.uk/domestic-and-small-commercial/water-supply/new-or-replacement-water-supply/how-to-get-a-quote.

Network capacity

As a result of our assessment, we'll need to carry out further investigations before we can more thoroughly assess the requirements for supplying the site.

This site will require network modelling analysis to determine the effect of the new demand on the local and strategic network.

The cost and duration of this analysis varies according to the complexity of the job and the availability of data for the area. The cost can vary between £2,000 and £35,000, with a report delivery time of up to 30 weeks.

In order to proceed with this investigation, we'll need to prepare a briefing for our network analysis group. Due to the work involved we'll require an initial non-refundable deposit of £100 + VAT (a total of £120) to provide you with a quote and timescales for the investigation specific to your site. If you decide to proceed, we'll deduct this sum from the final cost. We'll use the results to indicate what action needs to be taken, both local and strategic, to allow our network to support the new demand. We'll provide a report including an indication, where possible, of costs associated with any such work.

The modelling study will investigate:

- Understanding current operation/current demands of the zone
- Revising model demands to reflect current demand forecast
- Identifying impact of development and review solutions
- Preparing modelling report and liaising with our operations team
- Approval and sign off

What to do next

We require payment for the modelling in advance please, by one of the following methods:

- By cheque, made payable to Thames Water Utilities Ltd, which can be sent marked for my attention to:
Developer Services
First Floor West
Clearwater Court
Vastern Road
Reading
Berkshire
RG1 8DB
- By card, by calling 0800 009 3921, quoting our reference number DS6041414. We'll send you an invoice showing your payment on receipt of your instruction.



- Online, using the link below and quoting our DS reference number. Please contact me directly when you've made payment, or if you've any further questions, on 0203 577 8737 or Karl.Tuchscherer@ThamesWater.Co.UK
Apply online: my.thameswater.co.uk/dynamic/cps/rde/xchg/corp/hs.xsl/18743.htm

For more details on network capacity, please visit developers.thameswater.co.uk/developing-a-large-site/planning-your-development/water-capacity.

Fire hydrant and sprinkler demand

Please note that we aren't able to 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.**

Working near our assets

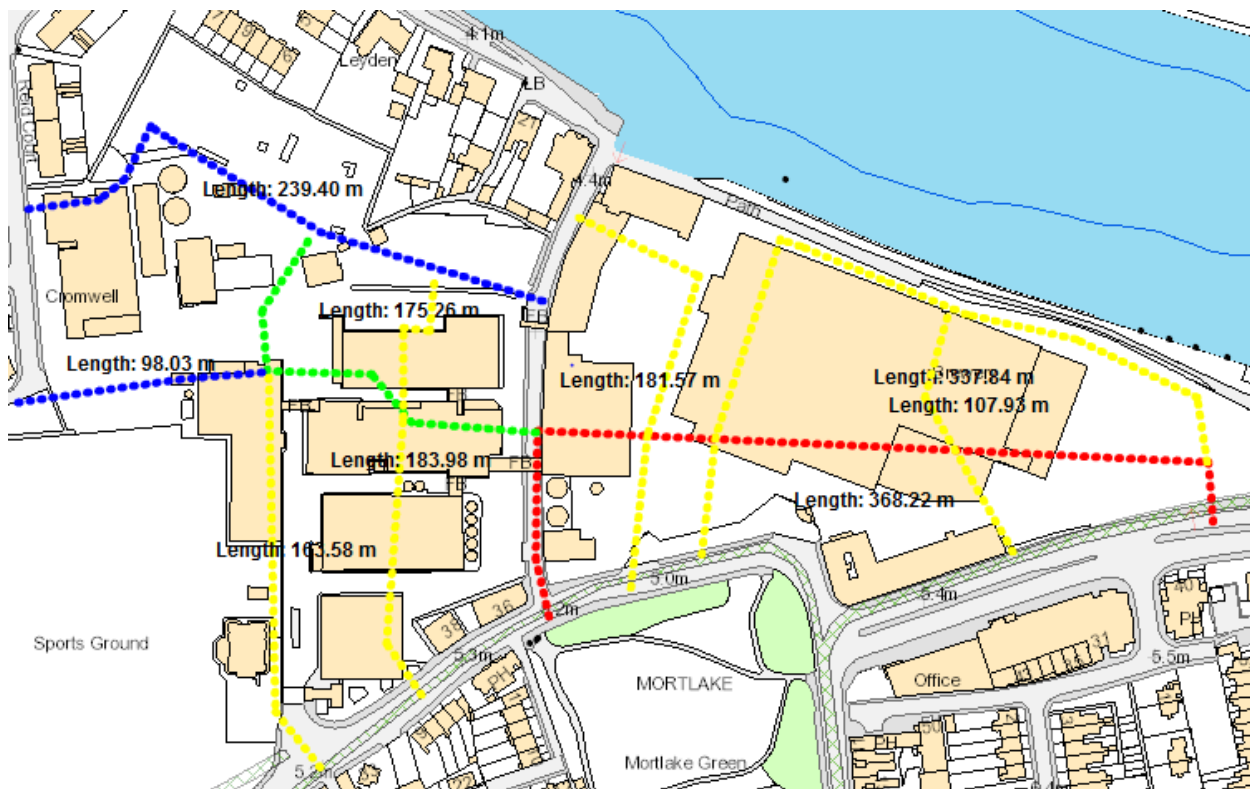
If you're planning significant work near our assets, it's important you minimise the risk of damaging them. You can find more information at developers.thameswater.co.uk/domestic-and-small-commercial/building-near-pipes.

Diversions

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

Please note that any diversion is charged at full cost, payable in advance. You'll need to apply for this work, and can do so online at my.thameswater.co.uk/dynamic/cps/rde/xchg/corp/hs.xsl/18730.htm

New main(s) point of connection location



New main(s) and water supply connections cost

There are two options available for installation of mains and water supply connections:

- Self-lay option, where a self-lay provider carries out the work on our behalf and we adopt the asset once completed. Self-lay providers are independent companies who you can ask to provide competitive quotes, and may be able to offer more flexible timescales, or be able to install multiple utilities.
- Statutory option, where we carry out the work.

Budget cost for works undertaken:

| Activity required | Self-lay budget cost | Statutory budget cost |
|---|--|--|
| Onsite Mainlaying: Lay approximately 370 metres of 250mm diameter HPPE water main in carriage way and unmade ground, 185 metres of 180mm diameter HPPE water main in unmade ground, 340 metres of 125mm diameter HPPE water main in unmade ground and 965 metres of 90mm diameter HPPE water main in unmade ground. | <p>Total: £178,935.00</p> <p>Asset Payment: £169,144.00</p> <p>The above costs are only applicable if the site is requisitioned as one package</p> | <p>Total: £178,935.00</p> <p>DAD: £9,790.00</p> <p>The above costs are only applicable if the site is requisitioned as one package</p> |



| | | |
|--|---|-------------------|
| Building 2:1 x 90mm metered MDPE bulk supply from the proposed main and the supply of 103 internal fit meters which need to be fitted within the riser cupboards in the public spaces on each floor at a height of no more than 1,500mm from the floor level | Total: £8,562.39 103 x 20mm diameter meter, supply to be laid by the Self Lay Company | Total: £15,562.39 |
| Building 3:1 x 63mm metered MDPE bulk supply from the proposed main and the supply of 45 internal fit meters which need to be fitted within the riser cupboards in the public spaces on each floor at a height of no more than 1,500mm from the floor level | Total: £3,740.85 45 x 20mm diameter meter, supply to be laid by the Self Lay Company | Total: £6,740.85 |
| Building 4:1 x 63mm metered MDPE bulk supply from the proposed main and the supply of 20 internal fit meters which need to be fitted within the riser cupboards in the public spaces on each floor at a height of no more than 1,500mm from the floor level | Total: £1,662.60 20 x 20mm diameter meter, supply to be laid by the Self Lay Company | Total: £4,662.60 |
| Building 5 Hotel: 1 x 63mm metered MDPE bulk supply form the existing main in The Lower Richmond Road | Total: £261.02 1 x 50mm diameter meter, supply to be laid by the Self Lay Company | Total: £3,500.00 |
| Building 6:1 x 50mm metered MDPE bulk supply from the proposed main and the supply of 16 internal fit meters which need to be fitted within the riser cupboards in the public spaces on each floor at a height of no more than 1,500mm from the floor level | Total: £1,330.08 16 x 20mm diameter meter, supply to be laid by the Self Lay Company | Total: £3,830.08 |
| Building 7:1 x 90mm metered MDPE bulk supply from the proposed main and the supply of 71 internal fit meters which need to be fitted within the riser cupboards in the public spaces on each floor at a height of no more | Total: £5,902.23 71 x 20mm diameter meter, supply to be laid by the Self Lay Company | Total: £12,902.23 |



| | | |
|--|--|-------------------|
| than 1,500mm from the floor level | | |
| Building 8:1 x 90mm metered MDPE bulk supply from the proposed main and the supply of 74 internal fit meters which need to be fitted within the riser cupboards in the public spaces on each floor at a height of no more than 1,500mm from the floor level | Total: £6,151.62 74 x 20mm diameter meter, supply to be laid by the Self Lay Company | Total: £13,151.62 |
| Building 9:1 x 50mm metered MDPE bulk supply from the proposed main and the supply of 13 internal fit meters which need to be fitted within the riser cupboards in the public spaces on each floor at a height of no more than 1,500mm from the floor level | Total: £1,080.69 13 x 20mm diameter meter, supply to be laid by the Self Lay Company | Total: £3,580.69 |
| Building 10:1 x 63mm metered MDPE bulk supply from the proposed main and the supply of 27 internal fit meters which need to be fitted within the riser cupboards in the public spaces on each floor at a height of no more than 1,500mm from the floor level | Total: £2,244.51 27 x 20mm diameter meter, supply to be laid by the Self Lay Company | Total: £5,244.51 |
| Building 11:1 x 90mm metered MDPE bulk supply from the proposed main and the supply of 46 internal fit meters which need to be fitted within the riser cupboards in the public spaces on each floor at a height of no more than 1,500mm from the floor level | Total: £3,823.98 46 x 20mm diameter meter, supply to be laid by the Self Lay Company | Total: £6,823.98 |
| Building 12:1 x 63mm metered MDPE bulk supply from the proposed main and the supply of 37 internal fit meters which need to be fitted within the riser cupboards in the public spaces on each floor at a height of no more than 1,500mm from the floor level | Total: £3,075.81 37 x 20mm diameter meter, supply to be laid by the Self Lay Company | Total: £6,075.81 |



| | | |
|--|--|-------------------|
| Building 13:1 x 63mm metered MDPE bulk supply from the proposed main and the supply of 40 internal fit meters which need to be fitted within the riser cupboards in the public spaces on each floor at a height of no more than 1,500mm from the floor level | Total: £3,325.20 40 x 20mm diameter meter, supply to be laid by the Self Lay Company | Total: £6,325.20 |
| Building 14:1 x 63mm metered MDPE bulk supply from the proposed main and the supply of 41 internal fit meters which need to be fitted within the riser cupboards in the public spaces on each floor at a height of no more than 1,500mm from the floor level | Total: £3,408.33 41 x 20mm diameter meter, supply to be laid by the Self Lay Company | Total: £6,408.33 |
| Building 15:1 x 63mm metered MDPE bulk supply from the proposed main and the supply of 41 internal fit meters which need to be fitted within the riser cupboards in the public spaces on each floor at a height of no more than 1,500mm from the floor level | Total: £3,408.33 41 x 20mm diameter meter, supply to be laid by the Self Lay Company | Total: £6,408.33 |
| Building 16:1 x 90mm metered MDPE bulk supply from the proposed main and the supply of 44 internal fit meters which need to be fitted within the riser cupboards in the public spaces on each floor at a height of no more than 1,500mm from the floor level | Total: £3,657.72 44 x 20mm diameter meter, supply to be laid by the Self Lay Company | Total: £10,657.72 |
| Building 17:1 x 63mm metered MDPE bulk supply from the proposed main and the supply of 42 internal fit meters which need to be fitted within the riser cupboards in the public spaces on each floor at a height of no more than 1,500mm from the floor level | Total: £3,491.46 42 x 20mm diameter meter, supply to be laid by the Self Lay Company | Total: £6,491.46 |
| Building 18:1 x 125mm metered MDPE bulk supply from the proposed main and the supply of 127 internal fit meters which need | Total: £10,557.51 127 x 20mm diameter meter, supply to be laid by the Self Lay | Total: £19,557.51 |



| | | |
|--|---|---|
| to be fitted within the riser cupboards in the public spaces on each floor at a height of no more than 1,500mm from the floor level | Company | |
| Building 19:1 x 90mm metered MDPE bulk supply from the proposed main and the supply of 48 internal fit meters which need to be fitted within the riser cupboards in the public spaces on each floor at a height of no more than 1,500mm from the floor level | Total: £3,990.24 48 x 20mm diameter meter, supply to be laid by the Self Lay Company | Total: £10,990.24 |
| Building 20:1 x 63mm metered MDPE bulk supply from the proposed main and the supply of 36 internal fit meters which need to be fitted within the riser cupboards in the public spaces on each floor at a height of no more than 1,500mm from the floor level | Total: £2,992.68 36 x 20mm diameter meter, supply to be laid by the Self Lay Company | Total: £5,992.68 |
| Building 21:1 x 50mm metered MDPE bulk supply from the proposed main and the supply of 24 internal fit meters which need to be fitted within the riser cupboards in the public spaces on each floor at a height of no more than 1,500mm from the floor level | Total: £1,995.12 24 x 20mm diameter meter, supply to be laid by the Self Lay Company | Total: £4,495.12 |
| Individual domestic dwellings: 24 x 25mm diameter metered supplies with 20mm diameter meters, supplies from the proposed main | Total: £1,995.12 24 x 20mm diameter meter, supply to be laid by the Self Lay Company | Total: £14,880.00 |
| Cinema: 1 x 50mm diameter supply with 40mm diameter meter supply from the proposed main | Total: £191.51 1 x 40mm diameter meter, supply to be laid by the Self Lay Company | Total: £2,500.00 |
| Retail Units/Restaurant's: 25/32mm diameter metered supplies with 20mm diameter meters | Please allow £83.13 per each 20mm diameter meter, supplies to be laid by the Self Lay Company | Please allow £620.00 per each 25/32mm diameter metered supplies |
| Offices: 25/32mm diameter metered supplies with 20mm | Please allow £83.13 per each 20mm diameter meter, | Please allow £620.00 per each 25/32mm |



| | | |
|---|---|---|
| diameter meters | supplies to be laid by the Self Lay Company | diameter metered supplies |
| Community Facilities: 25/32mm diameter metered supplies with 20mm diameter meters | Please allow £83.13 per each 20mm diameter meter, supplies to be laid by the Self Lay Company | Please allow £620.00 per each 25/32mm diameter metered supplies |
| School: 1 x 50mm diameter supply with 40mm diameter meter supply from the proposed main | Total: £191.51 1 x 40mm diameter meter, supply to be laid by the Self Lay Company | Total: £2,500.00 |
| Health Centre: 1 x 32mm diameter metered supply with 25mm diameter meter | Please allow £83.13 per each 20mm diameter meter, supply to be laid by the Self Lay Company | Please allow £620.00 per each 25/32mm diameter metered supply |

- Total: shows a total cost of the scheme
- DAD: Discounted Aggregate Deficit – shows the lump sum contribution payable by the developer towards the scheme cost
- Asset payment: shows the forecast sum to be paid to self-lay provider for asset installed and adopted by us

Infrastructure and network charges

Infrastructure Charges:

996 x £365.45 for Water Infrastructure Charges = £363,988.20
 996 x £365.45 for Sewerage Infrastructure Charges = £363,988.20

I have made an assessment of the additional infrastructure charges for the additional usage over that for the domestic

Please note that infrastructure charge credits may be applicable based on the water consumption at the site within the last five years.

Building water

It's important that you contact us before you start using water on your building work. If you don't, we'll base your charges on 0.17 per cent of the contract value. For more details visit developers.thameswater.co.uk/domestic-and-small-commercial/water-supply/water-for-building-work

Water quality and hardness

You can check water quality in your area at secure.thameswater.co.uk/dynamic/cps/rde/xchg/corp/hs.xsl/899.htm

Asset location search

You can contact our Property Searches team to request an asset location search (for which a fee is payable) showing where any nearby mains, sewers and other equipment is situated. Please visit thameswater-propertysearches.co.uk or call 0845 070 9148.



Disconnection

If you'd like to permanently disconnect your existing water supply, please apply at secure.thameswater.co.uk/dynamic/cps/rde/xchg/corp/hs.xsl/15131.htm

Important note about this estimate

All information enclosed in this letter is for indicative budgetary purposes only and should by no means be taken as the actual costs for serving this development site. Please note that they are simply an estimate, and that other factors that may have not been taken into consideration could increase these costs.

I hope you find this information helpful. If you've any further queries, please don't hesitate to contact us.

Yours sincerely,

Karl Tuchscherer
Thames Water
Developer Services – Customer Experience Team
developer.services@thameswater.co.uk
0800 009 3921

2.4 Thames Water – foul sewage

2.4.1 Asset Search

Record drawings have been obtained from Thames Water indicating existing foul drainage within and surrounding the site. Record drawings indicate that the site has a number of sewers in Lower Richmond Road and along Ship Lane. Refer to Thames Water Asset Drawings below.

2.4.2 Application Requirements

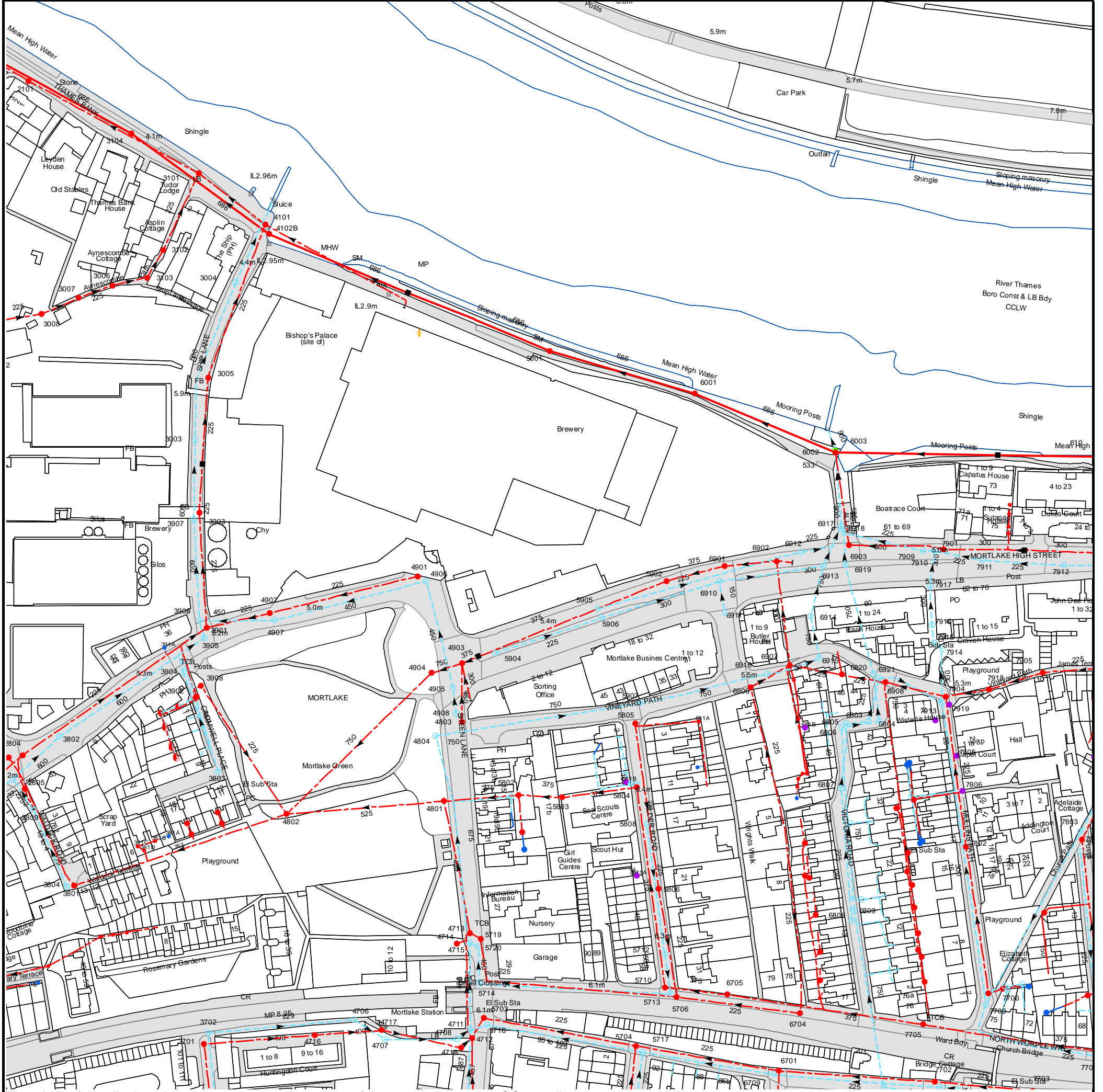
A Pre-Development enquiry has been submitted to Thames Water to confirm that the existing public sewer network has the capacity to accommodate the foul flows. The existing and proposed foul discharge rates have been calculated using the water consumption method at 14.4 l/s and 25.5 l/s respectively.

2.4.3 Status

Confirmation of sufficient sewerage capacity to serve the development has been received from Thames Water. Refer to letter below (page 46).

Thames Water asset drawings

Asset Location Search Sewer Map - ALS/ALS Standard/2017 3494020



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 520535,175978

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 and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates that no survey information is available

| Manhole Reference | Manhole Cover Level | Manhole Invert Level |
|-------------------|---------------------|----------------------|
| 77MN | n/a | n/a |
| 7905 | 5.32 | 2.96 |
| 78KN | n/a | n/a |
| 77KN | n/a | n/a |
| 7912 | 5.21 | 3.71 |
| 7804 | n/a | n/a |
| 7803 | 5.69 | 3.92 |
| 7801 | 5.67 | 3.09 |
| 77MC | n/a | n/a |
| 781A | n/a | n/a |
| 68JF | n/a | n/a |
| 68JD | n/a | n/a |
| 68JC | n/a | n/a |
| 78LH | n/a | n/a |
| 77LH | n/a | n/a |
| 77LF | n/a | n/a |
| 77LK | n/a | n/a |
| 7705 | 6.46 | 1.76 |
| 77LE | n/a | n/a |
| 7702 | 6.75 | 4.27 |
| 7711 | 6.78 | 4.67 |
| 7709 | 6.39 | 3.48 |
| 7706 | 6.29 | 3.83 |
| 77MK | n/a | n/a |
| 77NF | n/a | n/a |
| 77NC | n/a | n/a |
| 77NH | n/a | n/a |
| 68ND | n/a | n/a |
| 681D | n/a | n/a |
| 68MN | n/a | n/a |
| 68NH | n/a | n/a |
| 68MM | n/a | n/a |
| 681B | n/a | n/a |
| 68MF | n/a | n/a |
| 68ML | n/a | n/a |
| 6807 | 5.66 | 4.37 |
| 6806 | 5.34 | 2.58 |
| 6805 | 5.36 | 3.72 |
| 68LC | n/a | n/a |
| 6803 | 5.3 | 3.44 |
| 6804 | 5.26 | 2.5 |
| 68KH | n/a | n/a |
| 68NM | n/a | n/a |
| 78LM | n/a | n/a |
| 78NF | n/a | n/a |
| 78ME | n/a | n/a |
| 78NM | n/a | n/a |
| 78ML | n/a | n/a |
| 781C | n/a | n/a |
| 7913 | 5.07 | 3.02 |
| 7904 | 5.06 | 2.39 |
| 7919 | n/a | n/a |
| 7805 | n/a | n/a |
| 7806 | n/a | n/a |
| 7802 | 5.84 | 3.2 |
| 6907 | 5.38 | 2.03 |
| 69NK | n/a | n/a |
| 6912 | 4.72 | 2.17 |
| 6914 | 5.5 | 1.63 |
| 6915 | 5.27 | 1.67 |
| 6913 | 4.82 | 1.52 |
| 6003 | 3.64 | .92 |
| 6002 | n/a | -4.41 |
| 6917 | 4.57 | 1.51 |
| 69NC | n/a | n/a |
| 6918 | 4.6 | 1.82 |
| 6919 | 4.82 | 2.06 |
| 6903 | 4.71 | 1.07 |
| 6920 | 4.9 | 2.26 |
| 6921 | 4.91 | 3.31 |
| 6908 | 4.96 | 2.33 |
| 7909 | 4.94 | 2.63 |
| 7917 | 5.32 | 2.72 |
| 7916 | 5.32 | 2.75 |
| 7915 | 5.31 | 2.8 |
| 7910 | n/a | 2.98 |
| 7914 | 5.41 | 2.87 |
| 7901 | 4.94 | 1.5 |
| 7911 | 5.13 | 3.41 |
| 7918 | 5.14 | 2.67 |
| 791B | n/a | n/a |
| 791D | n/a | n/a |
| 791E | n/a | n/a |
| 791A | n/a | n/a |
| 6706 | 6.73 | 3.34 |
| 6709 | 6.72 | 4.49 |
| 6701 | 6.66 | 4.03 |
| 6704 | 6.04 | 4.24 |
| 67LF | n/a | n/a |
| 6705 | 6.28 | 1.58 |
| 67KL | n/a | n/a |

| Manhole Reference | Manhole Cover Level | Manhole Invert Level |
|-------------------|---------------------|----------------------|
| 67LD | n/a | n/a |
| 6808 | 5.94 | 4.75 |
| 68LJ | n/a | n/a |
| 6809 | 5.95 | 3.03 |
| 68JM | n/a | n/a |
| 68LL | n/a | n/a |
| 68MD | n/a | n/a |
| 4803 | 4.95 | n/a |
| 4903 | 5.08 | .89 |
| 5904 | 5.33 | 3.55 |
| 58MK | n/a | n/a |
| 5802 | 5.72 | 1.31 |
| 58KL | n/a | n/a |
| 58MJ | n/a | n/a |
| 5001 | n/a | -4.57 |
| 5803 | n/a | 1.33 |
| 5905 | 5.22 | 3.4 |
| 5906 | 5.39 | 2.77 |
| 581B | n/a | n/a |
| 58LK | n/a | n/a |
| 5805 | 6.02 | 4.45 |
| 5804 | 6.28 | 1.37 |
| 5907 | 5.9 | 4.45 |
| 5808 | 6.27 | 5.43 |
| 5902 | 5.15 | 1.11 |
| 6001 | n/a | -4.49 |
| 681C | n/a | n/a |
| 681A | n/a | n/a |
| 6910 | 5.11 | 2.32 |
| 6901 | 5.06 | 1.13 |
| 6911 | 5.27 | 3.76 |
| 6906 | 5.67 | 3.23 |
| 6916 | 5.48 | 1.67 |
| 6902 | 4.82 | 1.21 |
| 4714 | 5.95 | 3.74 |
| 4718 | n/a | n/a |
| 4713 | 5.79 | 1.65 |
| 4715 | 5.75 | 2.45 |
| 4711 | 6.05 | 2.52 |
| 4712 | n/a | n/a |
| 5720 | 5.69 | 3.64 |
| 5714 | 6.03 | 3.92 |
| 5719 | 5.67 | n/a |
| 5703 | 6.02 | 3.46 |
| 5716 | 6 | 4.03 |
| 5704 | 6.83 | 3.79 |
| 581A | n/a | n/a |
| 5717 | 6.88 | 4.38 |
| 5806 | 6.21 | 4.15 |
| 5712 | 6.26 | 5.22 |
| 5710 | 6.2 | 1.5 |
| 5713 | 6.04 | 4.5 |
| 5706 | 6.04 | 3.81 |
| 38LL | n/a | n/a |
| 38ML | n/a | n/a |
| 4804 | 5.05 | 2.06 |
| 38LK | n/a | n/a |
| 38MK | n/a | n/a |
| 39NE | n/a | n/a |
| 4908 | 4.97 | n/a |
| 39MJ | n/a | n/a |
| 39ND | n/a | n/a |
| 39NK | n/a | n/a |
| 39NC | n/a | n/a |
| 39NJ | n/a | n/a |
| 3902 | 4.98 | 3.64 |
| 4905 | 5.03 | 2.59 |
| 3908 | n/a | n/a |
| 4904 | 5.02 | .89 |
| 3904 | 5.14 | 2.68 |
| 391A | n/a | n/a |
| 3905 | 5.19 | 2.25 |
| 3901 | 5.2 | 1.62 |
| 4907 | 4.94 | 2.32 |
| 3906 | 5.17 | 2.03 |
| 4902 | 4.86 | 1.96 |
| 4906 | 4.96 | n/a |
| 4901 | 4.93 | 2.36 |
| 3907 | 5.99 | 1.99 |
| 3903 | 6 | 1.53 |
| 3701 | 6.15 | 3.48 |
| 4707 | n/a | n/a |
| 4708 | n/a | n/a |
| 4716 | n/a | n/a |
| 3702 | 6.16 | 4.58 |
| 4717 | n/a | n/a |
| 4706 | 6.33 | 4.22 |
| 371A | n/a | n/a |
| 371D | n/a | n/a |
| 371C | n/a | n/a |
| 381D | n/a | n/a |
| 381C | n/a | n/a |
| 381B | n/a | n/a |



















| Manhole Reference | Manhole Cover Level | Manhole Invert Level |
|-------------------|---------------------|----------------------|
| 381A | n/a | n/a |
| 38NL | n/a | n/a |
| 38NH | n/a | n/a |
| 38NM | n/a | n/a |
| 4802 | 5.35 | .8 |
| 38NJ | n/a | n/a |
| 4801 | 5.22 | 1.38 |
| 3803 | 4.87 | 3.65 |
| 38LM | n/a | n/a |
| 38MM | n/a | n/a |
| 271E | n/a | n/a |
| 371B | n/a | n/a |
| 3804 | 4.67 | 4.08 |
| 3801 | n/a | n/a |
| 2809 | 5.07 | n/a |
| 2805 | 5.19 | 2.78 |
| 2806 | 5.3 | 3.26 |
| 2801 | 5.32 | .44 |
| 2804 | 5.33 | 1.95 |
| 3802 | 5.33 | 3.22 |
| 3003 | 6.06 | 2.01 |
| 3005 | 5.56 | 1.22 |
| 3008 | n/a | n/a |
| 3007 | 6.65 | 1.7 |
| 3006 | 6.59 | 1.59 |
| 3004 | 4.81 | 1.77 |
| 3103 | 6.12 | 1.37 |
| 3102 | 5.77 | 1.35 |
| 4102B | n/a | -4.73 |
| 4101 | 3.47 | 1.08 |
| 3101 | 4.14 | .92 |
| 3104 | n/a | -4.82 |
| 2101 | n/a | n/a |

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 and established on site before any works are undertaken.








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.

Thames Water Confirmation of Capacity



Miss Nora Balboni
Pickfords Wharf
Clink Street
SE1 9DG



Our ref: DS6041473



0800 009 3921

Monday to Friday, 8am to 5pm

13 May 2018

Pre-planning enquiry: Confirmation of sufficient capacity

Dear Miss Balboni

Thank you for providing information on your development **Stag Brewery, Mortlake, SW14 7QR, OS grid ref. 520380, 176003.**

Redevelopment of the former Stag Brewery site to provide mix use development (Flats: 687, Primary School for 1200 pupils, Cinema: 475 seats, Sports Hall: 189 people, Hotel: 20 rooms, Car Home: 220 beds, Offices: 2424m², Warehouse: 5113m²). Foul Water discharging by gravity into multiple outfalls. Surface Water to be attenuated and discharged by gravity and pump into multiple outfalls (50% betterment anticipated from existing sw run-off). Surface Water from the north-eastern part of the site discharging into the River Thames.

If your proposals progress in line with the details you've provided (drawings ref: WIE SA 92 0004 Rev A05, WIE SA 92 0005 Rev A05, WIE SA 92 0006 Rev A05, WIE SA 92 0007 Rev A05) we're pleased to confirm that there will be sufficient sewerage capacity to serve your development.

However, Thames Water has concerns with capacity to the West of the development based on the proposed flows and connection points. We request that the developer updates Thames Water in advance of building phases as they come forwards in order to ensure that any investigative or upgrade works can be carried out before development commences.

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.

Please note that you must 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 sewerage 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/s.

If you've any further questions, please contact me on 0203 577 8082.

Yours sincerely

Artur Jaroma

Thames Water

HOARE LEA 

+44 1202 654 600

HOARELEA.COM

Enterprise House
Old School Close
Ferndown
Bournemouth
BH22 9UN
England

