

This plan must be used with the attached 'Symbols' document.

Date Requested: 31/10/2019  
Job Reference: 16861281  
Site Location: 525523 183717  
Requested by:  
Mrs Sarah Howard  
Your Scheme/Reference: BS 1679

Scale: 1:500 (When plotted at A3)

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6. The information proved must be given to all people working near UK Power Networks plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.

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3. Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise for any loss, damage, cost, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.

4. This plan has been provided to you on the basis of the terms of use set out in the covering letter that accompanies this plan. If you do not accept and/or do not understand the terms of use set out in the covering letter you must not use the plan and must return it to the sender of the letter.

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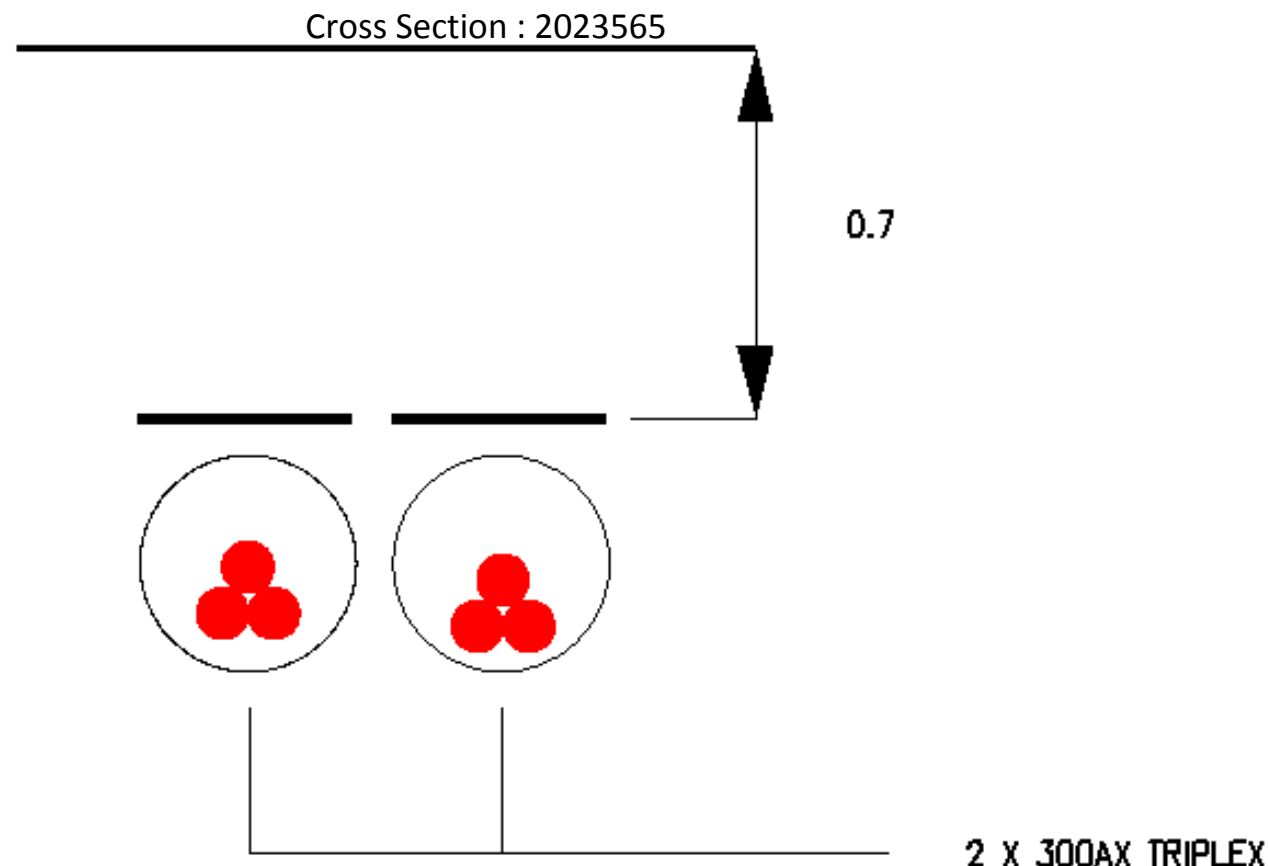
IF IN DOUBT - ASK!  
PHONE 0800 056 5866  
EMERGENCY - If you damage a cable or line  
Phone 0800 783 8838  
(24hrs) URGENTLY

ALWAYS LOOK UP BEFORE YOU START WORK  
Refer to HSE Guidance note GS6

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Plans generated by DigSAFE Pro™ software provided by LinesearchbeforeUdig.



## Cross Section 2023565

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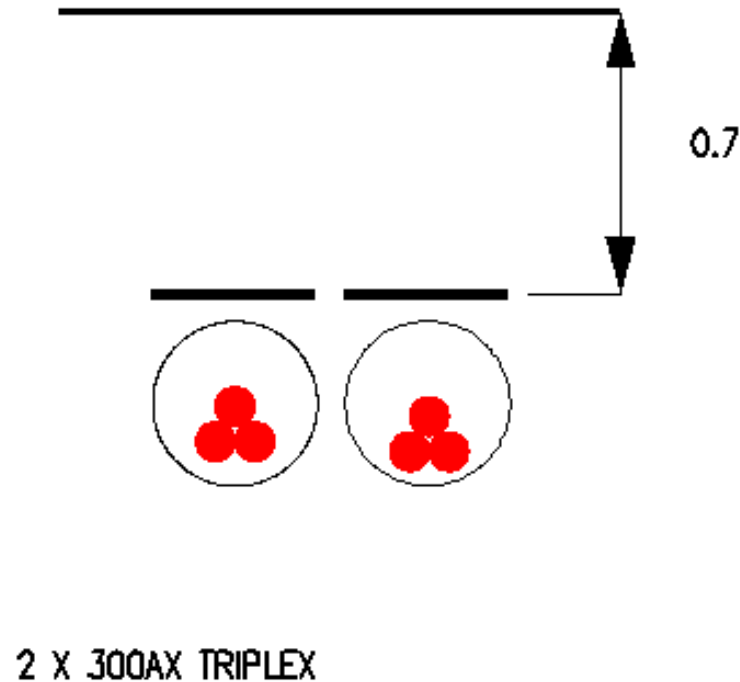


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Cross Section : 2023567



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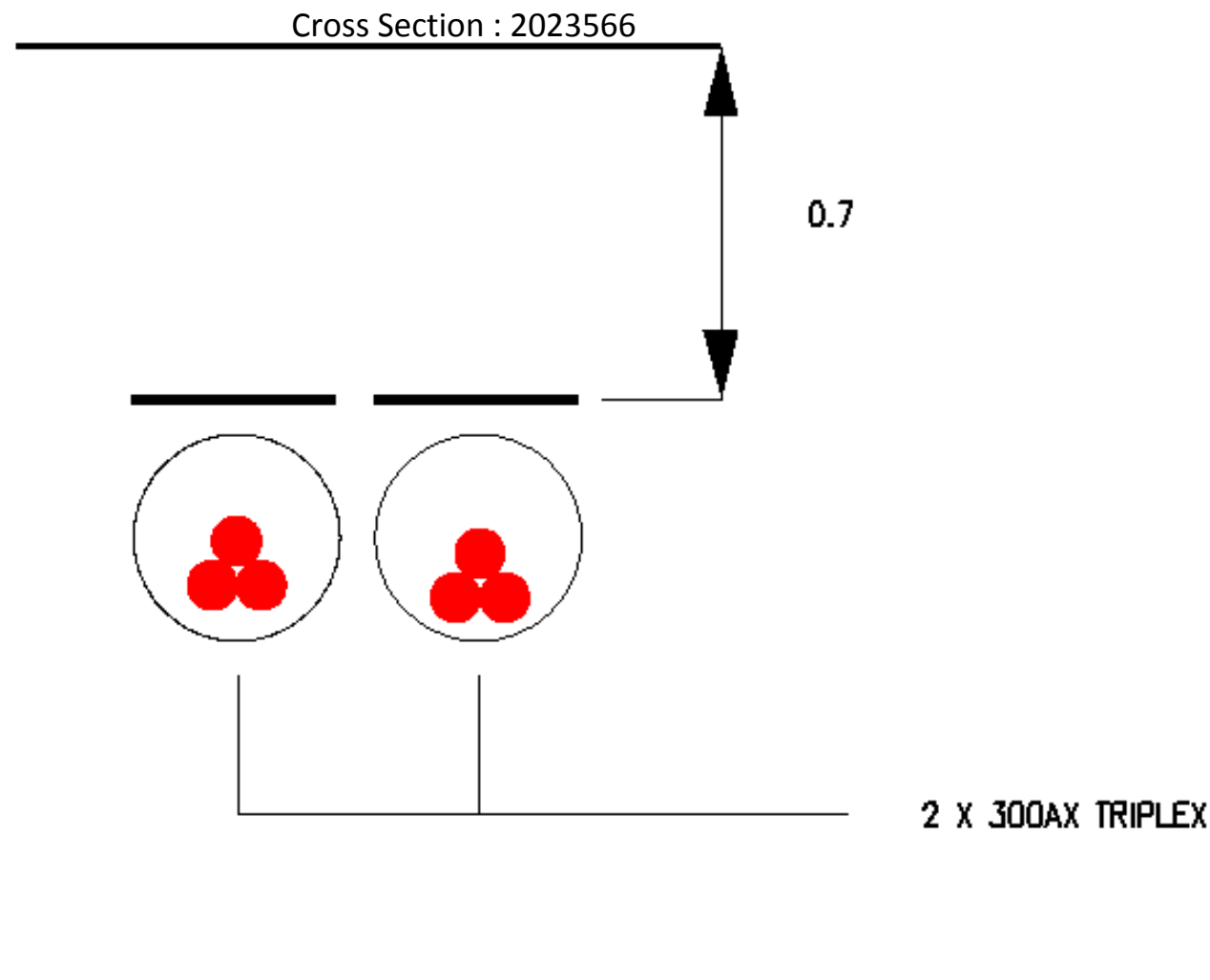
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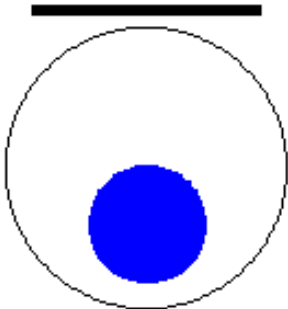
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300 WV  
125 PRD



240 4c (IDLE)

Cross Section

2782859

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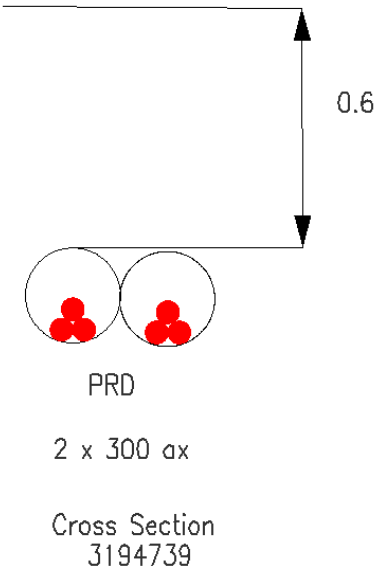
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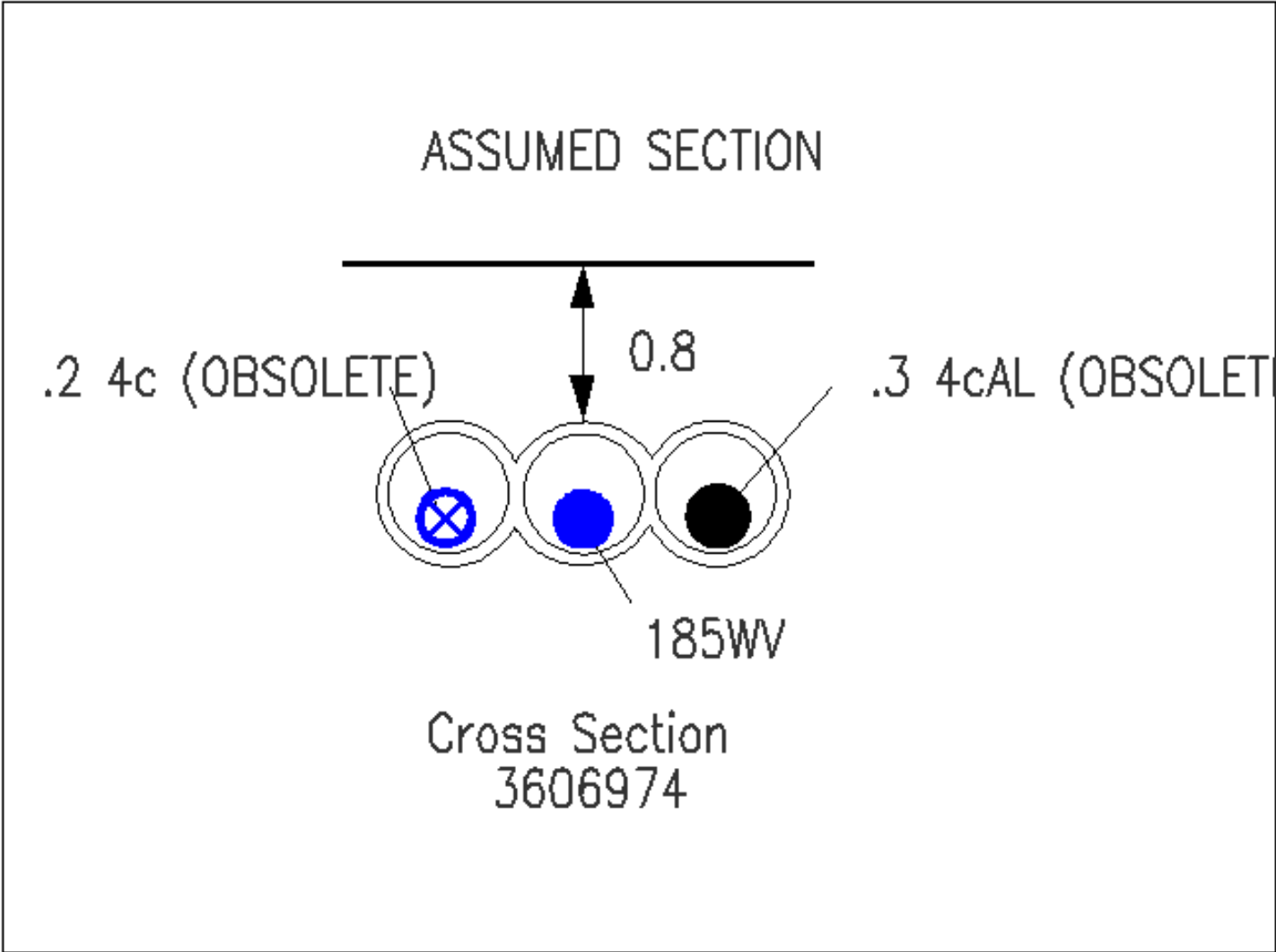
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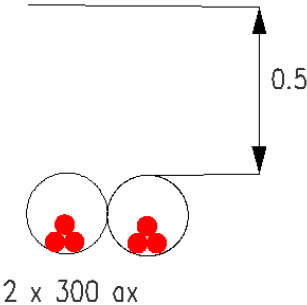
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Cross Section : 5376090



Cross Section  
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|---|--|---|--|



## **APPENDIX C**

### **THAMES WATER CORRESPONDENCE**



Sujeevan Elayathamby

Stantec UK  
The Stills, 1st Floor  
80 Turnmill Street  
Farringdon  
London  
EC1M 5QU



13 April 2022

## Pre-planning enquiry: Confirmation of sufficient capacity

**Site: Abbey Road Phase 3, 208 Belsize Road, Camden, London, NW6 4DX**

Dear Sujeevan,

Thank you for providing information on your development.

*Existing site: flats (approx. 100 units), commercial premises (GIA 835sqm), community centre (GIA 506sqm) and health centre (approx. GEA 950sqm)*

*Proposed site: flats (139 units) and commercial premises (GIA 370sqm)*

*Proposed foul water to discharge by gravity to 300mm sewer recorded within site and connecting to 1524 x 1067mm combined sewer in Belsize Road*

*Proposed surface water restricted to 2.6l/s up to and including 1 in 100yr+40%CC and connecting as above (flows only combine at final MH before out falling to sewer in Belsize Road)*

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 combined 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, 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.

When developing a site, policy SI 13 of the London Plan states "Development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features, in line with the following drainage hierarchy:".

The disposal hierarchy being:

1. rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
2. rainwater infiltration to ground at or close to source
3. rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
4. rainwater discharge direct to a watercourse (unless not appropriate)
5. controlled rainwater discharge to a surface water sewer or drain
6. controlled rainwater discharge to a combined sewer

Where connection to the public sewerage network is still required to manage surface water flows, we will accept these flows at a discharge rate in line with CIRIA's best practice guide on SuDS or that stated within the sites planning approval.

If the above surface water hierarchy has been followed and if the flows are restricted to a total of 2.6l/s then Thames Water would not have any objections to the proposal.

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

### Trade Effluent

Please be advised a Trade Effluent consent will be required to discharge trade effluent into the public sewer. Trade effluent can be best described as anything other than domestic sewage (toilet, bath or sink waste and groundwater) or uncontaminated surface water and roof drainage (rainwater). Applications should be made at <https://www.thameswater.co.uk/wholesale/trade-effluent> and for enquiries, please contact our trade effluent team by phone on 0203 577 9200 or via email at [trade.effluent@thameswater.co.uk](mailto:trade.effluent@thameswater.co.uk).

### Diversion

There are existing public sewers crossing the site. New buildings will need to be kept between 3 and 6.5m away from existing sewer depending on the size and depth of the sewer. Alternatively, it may be possible for sewers to be diverted around the new development. If you wish us to review a diversion proposal, please submit this via a Section 185 Diversion application. On some occasions it may be possible to abandon existing public sewers. Please contact us for further information on this process.

### 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 have any further questions, please contact me on 0800 009 3921.



**Kind Regards,**

Leigh Khan

Developer Services – Adoptions Engineer

Tel: 0800 009 3921

[developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

**Get advice on making your sewer connection correctly at [connectright.org.uk](https://connectright.org.uk)**

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at [developers.thameswater.co.uk](https://developers.thameswater.co.uk)



## Planning your wastewater

We've put together some information on sewerage to help you plan your new development.

### How long does it take to get consent to connect to a sewer?

If you're applying for consent to connect to a sewer under Section 106 of the Water Industry Act 1991, you'll need to give us 21 days' notice.

### I think I'll need to connect to a trunk sewer – is that possible?

Connecting directly to trunk sewers can be complex and dangerous, and we won't permit this at all in London. If you're considering a trunk sewer as a point of connection, please contact us as soon as possible to discuss.

### How do I handle trade effluent and groundwater discharges?

You mustn't discharge non-domestic waste to our sewers without a valid trade effluent consent - doing this is an offence under Section 109(1) of the Water Industry Act 1991. You can call our trade effluent team on 0203 577 9200 to get help with trade effluent consents and ground water discharge permits.

### Where can I discharge surface water?

The Lead Local Flood Authority, or if you are in a London Borough, 'The London Plan', advises that your development should utilise sustainable drainage systems (SuDS) unless there are practical reasons for not doing so. You should aim to achieve greenfield run-off rates and ensure you manage surface water run-off as close to its source as possible in line with the following drainage hierarchy:

- 1 Store rainwater for later use.
- 2 Use infiltration techniques, such as porous surfaces in non-clay areas.
- 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 or drain.
- 7 Discharge rainwater to a combined sewer.

Please note that if you're discharging surface water anywhere other than to a public sewer – such as to a watercourse – you'll need approval from the relevant authority, for example the Environment Agency, the local authority or the Canals and Rivers Trust.

If you don't follow the surface water hierarchy you may not be granted planning permission, and Thames Water may seek to put conditions on the planning application.

There's no right of discharge of highway drainage into the public sewerage system, and we'd need to agree this with the relevant highway authority under Section 115 of the Water Industry Act 1991. You can contact us to discuss this further.

### What can I do about redundant sewers and rising mains on my site?

On brownfield sites where existing sewers or rising mains need to be made redundant or diverted, the developer will need to fund the work, as set out in Section 185 of the Water Industry Act. If there's no practical way of making a diversion, we'll apply the standoff distances in Sewers for Adoption 7<sup>th</sup> edition to assess the width of easement required.