



Mr Oscar Nisdale

ENGINEERIA LTD  
7 Ridgmount Street  
London  
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23 August 2022

## Pre-planning enquiry: Confirmation of sufficient capacity (foul water)

**Site: 19-37, HIGHGATE ROAD, LONDON, NW5 1NS**

Dear Mr Nisdale,

Thank you for providing information on your development.

*Proposed site: Redevelopment of community centre (734 sqm GIA/max 70 persons) to provide 47 no. dwelling units (flats).*

*Proposed FW: To reuse existing 150mm CW connection from site, discharging to the 300mm CW sewer d/s of MH8403.*

*Proposed SW (impermeable area 1142m<sup>2</sup>): To reuse existing 150mm CW connection from site, discharging to the 300mm CW sewer d/s of MH8403. SW restricted to 7.8ls for the 1:100+40%CC.*

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

Thames Water would encourage the developer to continue aiming for a 2l/s discharge rate of Surface Water. As the developer is proposing a full redevelopment of the brownfield site, there is scope to amend designs where necessary. Many developments across London of a similar size and nature have achieved Greenfield Runoff Rates (or where GRR are prohibitively low, the 2l/s proposed for this development).

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.

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.

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

### **Diversion**

Where 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.

Yours sincerely

A handwritten signature in purple ink, appearing to read "J. Kitching".

James Kitching  
Development Engineer  
Developer Services – Sewer Adoptions Team

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

Clearwater Court, Vastern Road, Reading, RG1 8DB

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