



Mr Neil Jaques

Motion Consulting Limited

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**Wastewater
pre-planning**



Our ref **DS6087299**

20 October 2021

Pre-planning enquiry: Confirmation of sufficient capacity

Site: Swanley Park, New Barn Road, Swanley, Kent – BR8 7PW

Dear Neil,

Thank you for providing information on your development

Proposed site: Swanley Park.

Summer Peak season capacity of 3,000 people and during off peak season it drops down to 500 people.

Proposed foul water discharge by gravity between manholes TQ51693904 to TQ51694901.

Note:

1. The capacity assessment was carried out using probability method based on facilities available on site which is as per below:
 - Toilets – 19 numbers
 - Urinals – 04 numbers
 - Showers – 02 numbers
 - Sinks – 20 numbers
2. Swanley council owns the park and there will be no addition or refurbishment to the existing park.
3. Trade Effluent will not be discharged into the existing Thames Water sewer network from the site.

Based on the above we're pleased to confirm that there will be sufficient foul water capacity in our sewerage 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.

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 .

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.

Source Protection Zone

The development site boundary falls within a Source Protection Zone for groundwater abstraction. These zones may be at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water (or other local water undertaker) will use a tiered, risk-based approach to regulate activities that may impact groundwater resources, this may potentially affect your drainage or surface water strategies where deep or infiltration systems are proposed. The applicant is encouraged to read the Environment Agency's approach to groundwater protection (available at <https://www.gov.uk/government/publications/groundwater-protection-position-statements> and may wish to discuss the full implications for their development with a suitably qualified environmental consultant.

What happens next?

Please make sure you submit your sewer 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 07747647155.

Yours sincerely

Many Thanks

Kind Regards

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