

Pre- planning enquiry

Application form

Please complete this form and return it to us at
developer.services@thameswater.co.uk or
Thames Water, Developer Services, Clearwater Court,
Vastern Road, Reading, RG1 8DB.



Application for a pre-planning enquiry

Please complete ALL relevant sections of this form in BLOCK CAPITALS

Use this form to find out if there's existing capacity in our network for your proposed development. Please ensure you complete the form in full and we'll respond within 21 calendar days from receipt of your completed application form. We'll let you know if sufficient capacity already exists in the network or if further modeling will be needed to determine if network adjustments or reinforcement will be required.

Is your application for: **Clean Water Supply** - relating to the provision of safe and clean water for consumption

(Please tick one.)

Foul Sewage Management - relating to the disposal and treatment of wastewater

Surface Water Management - relating to surface water

Combined Foul and Surface Water Management - relating to both foul and surface water

☐
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☐

Section A - About you

(i) Details of applicant

Company name	REDROW HOMES SOUTH MIDLANDS		
	Developer ☒	Consultant ☐	Land promoter ☐ SLP ☐ NAV ☐ Other
Title	Mr ☒	Mrs ☐	Ms ☐ Miss ☐ Dr ☐ Other
First name(s)	JOE		
Last name	WELLBORN		
Preferred phone no.			
Alternative phone no.			
Email address			
Full postal address	Address line 1	REDROW HOUSE, 6 WATERSIDE WAY	
	Address line 2	THE LAKES	
	Town	NORTHAMPTON	
	County	NORTHAMPTONSHIRE	Postcode NN4 7XD

(ii) Who should we contact to discuss the application?

Applicant ☒ Nominated contact ☐ (Please tick one.)

If nominated contact:

Company name			
	Developer ☐	Consultant ☐	Land promoter ☐ SLP ☐ NAV ☐ Other
Title	Mr ☐	Mrs ☐	Ms ☐ Miss ☐ Dr ☐ Other
First name(s)			

Last name			
Preferred phone no.			
Alternative phone no.			
Email address			
Full postal address	Address line 1		
	Address line 2		
	Town		
	County		Postcode

Section B - About the site

(i) Your site address

Same as applicant ☐ Same as nominated contact ☐ At another location ☒ (Please tick one.)

If another location:

Site name	LAND OFF ROYSTON ROAD, BARKWAY		
Full postal address	Address line 1	ROYSTON ROAD	
	Address line 2	BARKWAY	
	Town	BARKWAY	
	County	HERTFORDSHIRE	Postcode SG8 8BU

Does the developer own the site? Yes ☒ No ☐ Don't know ☐

What is the local authority?

Ordnance Survey grid ref

Type of site Greenfield ☒ Brownfield ☐ Mixed ☐

How big is the site?

If the site was previously used as a brownfield site, what is the size in hectares?

(ii) Your planning status (If you've already started the planning process).

Is the development identified in the local plan? Yes ☒ No ☐ Don't know ☐ If Yes, reference number

Does it have outline planning permission? Yes ☒ No ☐ Don't know ☐ If Yes, reference number

Does it have full planning permission? Yes ☐ No ☒ Don't know ☐ If Yes, reference number

Does the development have building regulations permission? Yes ☐ No ☒ Don't know ☐

(iii) Your development

To enable us to determine whether the capacity is sufficient or whether further modelling and reinforcement of our network will be required please provide details of the properties currently existing on the site (where applicable) and how you will phase your development. The information you provide at this stage will help improve the accuracy of our assessment. If you have more than 6 phases for your development please add details on a separate sheet.

Property type	Existing site to be demolished	Proposed site						Total
		Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	
Start on site date								Jan 25
Date of Occupation								Nov 25
General housing (total units)		140						140
Flat (total units)								
Primary school (max. pupil capacity)								
Secondary school (max. pupil capacity)								
Boarding school (max. pupil capacity)								
Assembly hall (max. capacity)								
Cinema (max. capacity)								
Theatre (max. capacity)								
Sports hall (max. capacity)								
Hotel (total bedrooms)								
Guest house (total bedrooms)								
Motel (total bedrooms)								
Holiday apartment (total capacity)								
Leisure park (max. capacity)								
Caravan park standard (total spaces)								
Caravan site standard (total spaces)								
Camping site standard (total spaces)								
Camping site serviced (total spaces)								
Student accommodation (max. capacity)								
Public house (max. capacity)								
Restaurant / Day care centre (max. capacity)								
Drive in restaurant (max. capacity)								
Hospital (total beds)								
Nursing / Care home (total beds)								
Offices (gross internal area in m ²)								
Shopping centre (gross internal area in m ²)								
Warehouse (gross internal area in m ²)								
Commercial premises (gross internal area in m ²)								
Manufacturing unit (gross internal area in m ²)								
Other (please state units and description)								

Section C - About the water supply

(Not required if only applying for sewerage connection).

(i) Phasing water supply for your development

If you already have a plan for the phasing of your development please give details below.

Property type	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
Date water connection required						
Estimated peak clean water flow rate (litre/sec)						
Break tank capacity, if any (m ³)						

If you're using a break tank please advise what measures you plan to take to avoid high peak flow over a short period of time.

Section D - About your sewerage connections

(Not required if only applying for water connection).

(i) Your existing sewerage connections (brownfield site only).

Please give us details of your existing connections.

	Foul water	Surface water
Does the site have the following sewerage connections?	☐	☐
What is the type of discharge method?	☐ Gravity	☐ Gravity
	☐ Pumped	☐ Pumped
If sewage is pumped, what is the pump rate?	litres/sec	litres/sec
What is the existing impermeable area per connection?		m ²
What are the existing connection points? (For example, 'X' properties to TW manhole ref 'Y')		

(ii) Your proposed sewerage connections

Please give us details of your proposed connections.

	Foul water	Surface water
Does the site have the following sewerage connections?	☐	☐
What is the type of discharge method?	☐ Gravity	☐ Gravity
	☐ Pumped	☐ Pumped
If sewage is pumped, what is the pump rate?	litres/sec	litres/sec
What is your proposed approach to surface water drainage?		☐ Sustainable drainage system (SuDS)
		☐ Traditional piped system
Do you propose using separate highway surface water drainage systems?		☒ Yes ☐ No
If the surface water rate is attenuated, to what rate is it attenuated?		litres/sec
What is the proposed impermeable area per connection?		m ²
What are the proposed connection points? (For example, 'X' properties to TW manhole ref 'Y')	Connection to existing MH 501A in Cambridge Road from proposed F17A MH.	

Please note: The developer is expected to follow the local authority's drainage strategy and be able to demonstrate how the proposed (attenuated) discharge rate of any surface water flows have been calculated. For developments in Greater London, please refer to the London Plan Drainage Hierarchy (Policy 5.13). We will challenge the rates provided if they are not in line with those based on the local drainage strategies.

Section E - What next?

(i) What we need to process your application:

- ☒ **Completed application** (ensure all relevant sections of this form are completed in full)
- ☒ **Site location plan** (showing the site with nearby buildings, road and any sewers)
- ☒ **Scaled site layout** (showing existing and proposed layouts including Point of Connection to our water network)
- ☒ **Site drainage strategy plan** (if available at this stage showing all proposed sewers, pipe sizes and gradients)
- ☐ **CCTV and topographical surveys** (if available for existing brownfield sites)
- ☐ **Connectivity survey** (to our network rather than to our water network.)

Please make sure any attachments are in PDF format and don't exceed a total of 20MB in size per email. All drawings must be of suitable detail and have a drawing reference number on them.

Please note: without this information we may need to make assumptions about your requirements when calculating your budget estimate (if requested).

(ii) How we'll use this information

We'll use the information you give on this application form, and potentially share it with our delivery partners, to provide the service you've requested. This could include contacting you to discuss your application and/or provide more details, visiting the site where work needs to be carried out and invoicing you when appropriate. Your feedback is important to us, so we may also use the information to ask for your feedback on how we can improve our performance.

We won't use this information for marketing purposes without contacting you to seek your consent.

You can find Thames Water's privacy policy at thameswater.co.uk/Legal/Privacy.

(iii) Declaration

Print name	JOE WELLBORN
Job title	ASSISTANT ENGINEER
Company	REDROW HOMES
Date	9th August 2024
Signature	

(iv) Submitting your application

Please send your completed form to receive your capacity check in 21 calendar days:

Via email:

developer.services@thameswater.co.uk

Or send to:

Thames Water Developer Services, Clearwater Court, Vastern Road, Reading RG1 8DB

Getting in touch with us

For enquiries regarding this application or any other questions relating to your building or development work please contact us on:



thameswater.co.uk/developerservices



developer.services@thameswater.co.uk



0800 009 3921

Monday – Friday, 8am – 5pm



Thames Water, Developer Services, Clearwater Court,
Vastern Road, Reading, Berkshire RG1 8DB

If you have any other questions for Thames Water



thameswater.co.uk



0800 980 8800

- Queries relating to your bill
- Change of address
- Meter readings

Minicom service if you are deaf or hard of hearing 0800 316 6899

0800 316 9800

- For emergencies
- Other non-billing enquiries
- Literature

Minicom service if you are deaf or hard of hearing 0800 316 9898

To contact us from abroad +44 1793 366011



Thames Water, PO Box 286, Swindon SN38 2RA



This leaflet can be supplied in braille or audio-tape upon request.

