



Adnan Saleeban

Ardent consulting engineers
The Hallmark building, 52-56 Leadenhall street.
London
EC3M 5JE



18 September 2025

Pre-planning enquiry: Confirmation of sufficient capacity

Dear Adnan,

Thank you for providing information on your development

Site Address: LAND EAST OF ROYSTON ROAD, BARKWAY, SG8 8BU

Construction of 140 residential houses

FW to discharge via gravity flow into MH TL3836 501A on 150mm FW sewer

No surface water discharge directly or indirectly into a public sewer.

We have completed the assessment of the foul water flows 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

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.

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 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 our [FAQ's leaflet](#) for additional information.

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 [REDACTED]

Yours sincerely

Nathanael Bryant Sanjaya

Developer Services – Adoptions Engineer

Office: 0800 009 3921

[REDACTED]

Clearwater Court, Vastern Road, Reading, RG1 8DB

