



Kirsty Burwood
Price & Myers
Via Email



08 September 2020

Pre-planning enquiry: Confirmation of sufficient capacity based on agreed Infrastructure Phasing Plan

Development:

The site comprises of land both to north and south of Goldworth Road – GU21 6JT. Numbers 15-29 Goldsworth Road and 8 Church Street West sit to the north of the site whilst 20-32 Goldsworth Road site to the south.

Redevelopment of 15-32 Goldsworth Road to provide 965 dwellings (C3) and 3,202m² of commercial space (use classes A1-A4, B1a & D1/D2) across four tower blocks.

Redevelopment of 8 Church Street West to provide 1,896m² homeless shelter (Sui Generis).

Foul water: Foul I water from the proposed development on Goldsworth Road will connect by gravity to upstream of MH3502 & MH3504 & MH2506.

Foul water from the proposed development at 8 Church Street West will connect by gravity to existing 150mm diameter on Church Street West.

Dear Kirsty,

We're pleased to confirm that based on your delivery programme, we will provide sufficient foul water capacity in our sewerage network to serve your development.

Your delivery programme on which this conclusion was based on is as follows (Q = Quarter);

Phase	Drainage Method	Development parameters	Construction Dates (years)	Construction Dates (proposed)
Planning Granted (assumed)	-	-	Q4 Year 0	Q4 2020
Phase 1a Homeless shelter	Gravity	1,896m ²	Q2 Year 1 to Q4 Year 1	Q2 2021 to Q4 2021
Phase 1a Tower Block 1	Gravity	183 dwellings	Q2 Year 1 to Q2 Year 4	Q2 2021 to Q2 2024
Phase 1b Residential Building BA	Gravity	212 dwellings	Q2 Year 1 to Q1 Year 4	Q2 2021 to Q1 2024
Phase 2 Tower Block 2	Gravity	239 dwellings	Q2 Year 3 to Q2 Year 6	Q2 2023 to Q2 2026

Phase 3 Tower Block 3	Gravity	331 dwellings	Q1 Year 6 to Q4 Year 9	Q1 2026 to Q4 2029
--------------------------	---------	---------------	---------------------------	-----------------------

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 or programme – for example, an increase in the number or density of homes or change of first occupancy date. Such changes could mean there is no longer sufficient capacity.

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 07747 647155.

Yours sincerely

Zaid Kazi

Project Engineer, Major Projects

Developer Services, Thames Water