



Mr David Major

RAMBOLL UK LIMITED
TWENTY3
BRUNSWICK PLACE
SOUTHAMPTON
HAMPSHIRE
SO15 2AQ



01 April 2025

Pre-planning enquiry: Confirmation of sufficient capacity FOUL ONLY

Dear Mr David Major

Thank you for providing information on your development located at Land West off Turner Hill Road and North of Huntsland, in Crawley, Sussex, RH10 4HB, pertaining to constructing 250 residential dwellings and 65 Nursing/care home beds with proposed foul water discharging by gravity to ex FMH 5401. The proposed strategy regarding the surface water from the subject site is self-managed as per CIRIA's disposal hierarchy including SuDS.

This is Phase 2 of the proposed development – North of Huntsland.

Phase 1 is South of Huntsland - DS6135666 (DTS 76562) – separate Letter will be issued.

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 available and 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.

The applicant indicated the proposed strategy for the surface water for the subject site is to follow the CIRIA's disposal hierarchy - including discharge to the nearby watercourse.

Please see the attached 'Planning your wastewater' 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 at your convenience.

Yours sincerely

Urszula Adach

Pre-Planning and Adoptions Engineer

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Find us online at developers.thameswater.co.uk



OPTIONAL

We are currently offering incentives to developers going beyond the requirements of Planning Policy and are providing Environmental Discounts on Infrastructure Charges for brownfield sites achieving 95% betterment or more. More details can be found in our Charges document, including potable water incentives - <https://www.thameswater.co.uk/media-library/home/developers/charges/2024/charging-arrangements-for-new-connection-services-2024-25.pdf.a>