



Josh Bargh
Marbas Group Ltd
The Dispensary
5-6 The Square
Winchester
Hants
SO23 9ES

Ref DS6055322

23 November, 2018

Pre-planning enquiry: Capacity concerns

Dear Mr Bargh

Thank you for providing information on your proposed development at West Horsley Place comprising a Theatre, Assembly Hall, Restaurant and retention of 5 existing dwellings.

We have completed an 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.

We've assessed your **foul water** proposals and have concerns that our sewerage network may not have enough capacity to support your development at this time.

In order to ensure we make the appropriate upgrades – or 'off-site reinforcement' – to serve your development, we'll need to carry out modelling work, design a solution and build the necessary improvements. This work is done at our cost.

Once we've begun modelling, we may need to contact you to discuss changing the connection point for capacity reasons. Please note that we'll pay the cost of covering any extra distance if the connection needs to be made at a point further away than the nearest practicable point of at least the same diameter.

How long could modelling and reinforcement take?

Typical timescales for a development of your size are:

Modelling: 8 months
Design: 6 months
Construction: 6 months
Total: 20 months

If the time you're likely to take from planning and construction through to first occupancy is longer than this, we'll be able to carry out the necessary upgrades in time for your development. If it's shorter, please contact me on the number below to discuss the timing of our activities.

What do you need to tell us before we start modelling?

We're responsible for funding any modelling and reinforcement work. We need, though, to spend our customers' money wisely, so we'll only carry out modelling once we're confident that your development will proceed. Please can you provide a copy of the full planning consent issued in respect of this development.

If the modelling shows we need to carry out reinforcement work, then before we start construction we'll need you to supply us with notification that you've confirmed your F10 – Notification of construction project - submission to the Health and Safety Executive.

Please note that you must 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 supply capacity.

If you've any further questions, please contact me on 02035779224.

Yours sincerely



Lance Cooper

Thames Water Developer Services