

Our Ref: TS/INL/E4445/17767

01st December 2020

Spelthorne Borough Council
Planning Department
C/O
Litchfields Limited

By Email

Dear Sirs

RE: 20/01199/FUL – THE OLD TELEPHONE EXCHANGE, EMSLEIGH ROAD, STAINES SURREY, TW18 4PN

In response to the comments provided by Thames Water per their email dated 10 November 2020, we can advise the following in relation to the rate of occupations subject to planning consent:

- 70 occupations by the Year 2023;
- 140 occupations by the Year 2024;
- 206 (Total) Occupations by the Year 2025

In accordance with OFWATS New Charging Arrangement which came into effect from April 2018, and on the basis that a reasonable build and occupation programme has been proposed as above, Thames Water has an obligation to facilitate capacity from the development within their downstream foul water infrastructure.

With regards to surface water discharge, the Flood Risk Assessment has provided information on the existing drainage regime on site which currently is served by the Thames Water surface water network. Whilst part of the site drains to soakaways, geotechnical testing has indicated that these are ineffective and that infiltration drainage techniques are not suitable on this site. The proposed surface water discharge from the redeveloped site has sought to be restricted to the one-year brownfield discharge rate thus matching the discharge rate for the one year event which currently discharges into the surface water sewer and

**Architectural and Civil Engineering
Consultants**

Rogers Cory Partnership Limited
The Old School, Old School Road
Hook, Hampshire, RG27 9NJ

Registered in England & Wales No. 6222947
Registered office & business address as above





T: 01256 769269
E: mail@rcpconsultants.co.uk
w: www.rcpconsultants.co.uk

furthermore provides a betterment by still restricting and attenuating the flows during the 1 in 30 year and 1 in 100 year plus CC events.

We trust this addresses the queries; please do not hesitate to contact the undersigned should you require any further supporting information

Yours sincerely

TERRY SEYMOUR
ENGINEERING DIRECTOR

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