



Mr Joe Kay
178 Bearwood Road
WOKINGHAM
RG41 4SH



13 February 2026

Pre-planning enquiry: Confirmation of sufficient capacity

Site address: 178 Bearwood Road, Wokingham RG41 4SH

Dear Mr Kay,

Thank you for providing information on your proposed development of 4 houses with:

- foul water discharge via gravity to the 150 mm Ø foul water sewer via manhole ref. SU7868651B; and
- surface water discharge via gravity at 1.21 l/s to the 150 mm Ø surface water sewer via manhole ref. SU78686550.

We have completed the assessment of the foul water and surface water flows based on the information submitted in your application with the purpose of identifying sewerage capacity within the existing Thames Water sewer network.

As the development is located on a brownfield site there may be existing sewers or rising mains crossing the site. Where these are to become redundant or to be diverted, the full cost of administering and undertaking the works shall be financed by the developer.

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 nearby 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, up 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/density of units. Such changes could mean that 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.

Discharges shall be attenuated to reduce the likelihood of flooding downstream of the point of connection. A discharge rate of 2 l/s/ha will be applied unless otherwise stated above. The system shall not show signs of flooding above ground for the worst 1 in 30-year storm and shall be tested for exceedance in a 1 in 100-year storm to demonstrate that any potential flooding will not flood properties.

In order for us to consider any potential 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, as per the below hierarchy.

- 1) Storage and reuse (rainwater harvesting, blue roofs for irrigation, ...).
- 2) Infiltration to ground at or close to source.
- 3) Attenuation in green infrastructure features for gradual release (green roof, rain garden, ...).
- 4) Discharge direct to a watercourse (unless not appropriate).
- 5) Controlled discharge to a surface water sewer.
- 6) Controlled discharge to a combined water sewer.

Providing the above requirements are met, we're pleased to confirm that there will be sufficient sewerage capacity in the nearby [surface 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, up to a maximum of three years.

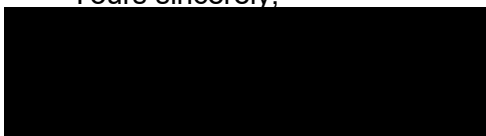
[You'll need to keep us informed of any changes to your design – for example, an increase of the impermeable area. Such changes could mean that there is no longer sufficient capacity.](#)

What happens next?

Please make sure to submit your sewer connection application, giving us at least 21 days' notice of the date you wish to make your new connection(s).

If you have any queries, please give me a call on 07747 644 979 (9am to 5pm, Monday to Friday) or email developer.services@thameswater.co.uk.

Yours sincerely,



Nicholas Short BSc (Hons)

Adoption & Pre-planning Engineer

Waste Adoptions Thames Valley & Home Counties

Service Delivery