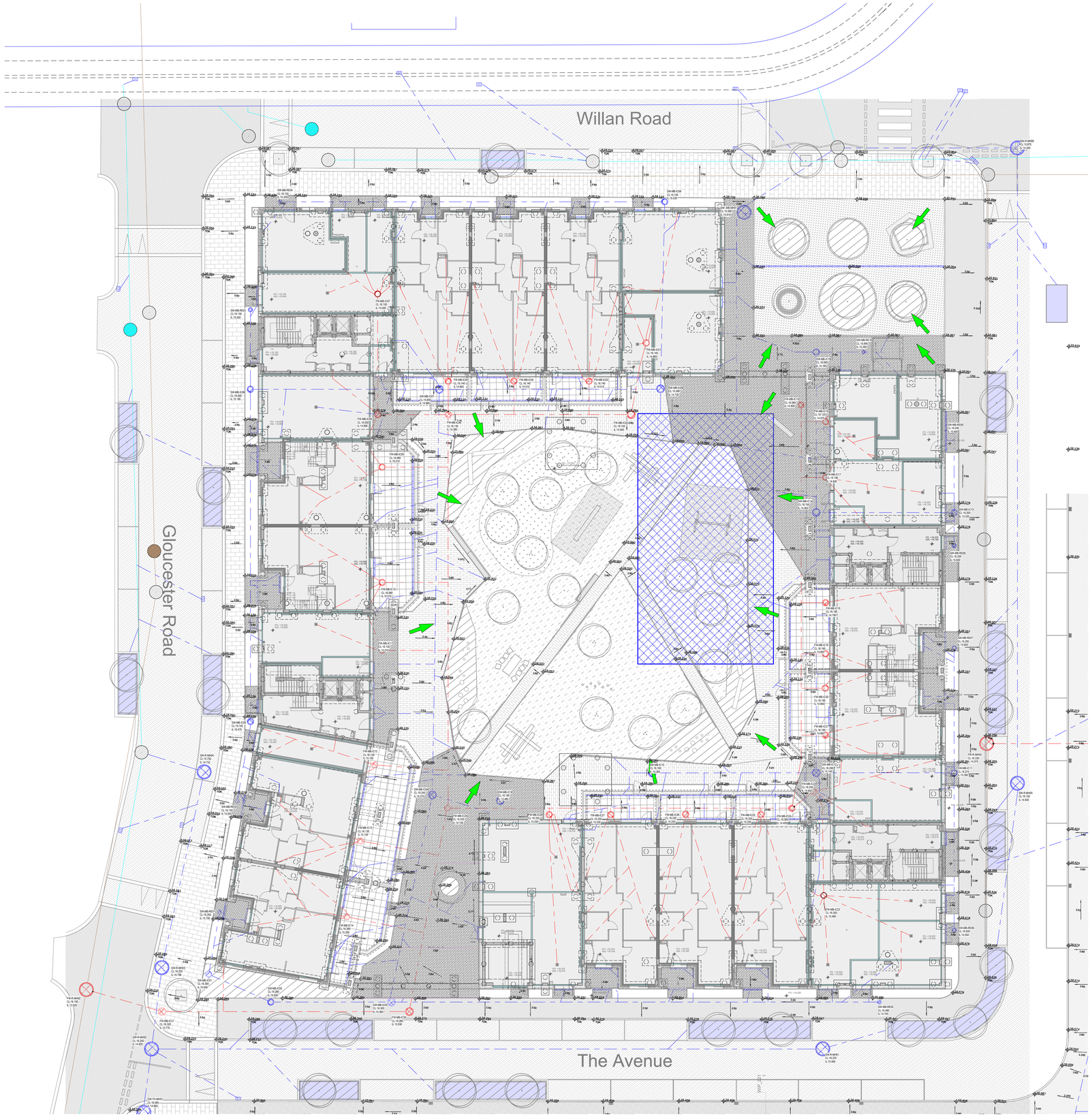

Exceedance Plan Block A and B.

SCALE 1 : 200

North

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LEGEND

— · — · —	BOUNDARY LINE
→	FLOW ROUTE DIRECTION
16.408	PROPOSED GROUND LEVEL

REV	DATE	DESCRIPTION	BY	APP
C01	10.04.26	Issued for Conatruction	VH	RS
P01	30.03.26	Issued for Information	VH	RS

PROJECT:
Tangmere

TITLE:
Exceedance Plan Block A and B

CLIENT:
Formation D&B Ltd

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DRAWN:	CHECKED:	APPROVED:
VH	DO	RS
PROJECT NUMBER: 26015	DATE: 23/03/26	SCALE @ A1: As indicated
STATUS DESCRIPTION: FOR CONSTRUCTION		STATUS: A
DRAWING NUMBER: TAN-MWP-XX-00-DR-CV-2301		REV: C01

Appendix I

MWP – Operation and Maintenance of SuDS Components

Operation and Maintenance of Pipes, Manholes & Gully's

Maintenance Period	Maintenance Task	Frequency
Regular Maintenance	Cleaning of gutters and filters on downpipes and bruising/sweeping of leaves debris that may cause blockages in gullies.	Annually
	Inspect for sediment and debris in pre-treatment components (i.e. catch pits and gully silt traps), and inside manhole rings.	Annually (or as required)
Occasional Maintenance	Remove sediment/debris from pre-treatment components (i.e. catchpits).	As required, based on regular inspections
Remedial Actions	Trimming of roots that may be causing blockage and patch repair of pipework that has cracked or deformed.	As required
	Repair/rehabilitate manhole and gully inlets and outlets.	As required
Monitoring	Inspect silt traps and note the rate of sediment accumulation	Monthly in 1st year, then annually
	Check to ensure gullies and manholes are emptying fully.	Annually

Operation and Maintenance of Attenuation Storage Tanks

Maintenance Period	Maintenance Task	Frequency
Regular Maintenance	Inspect and identify any areas that are not operating correctly. If required, take remedial action	Monthly for 3 months, then annually.
	Remove debris from the catchment surface (where it may cause risk to performance).	Monthly
	For systems where rainfall infiltrates into the tank from above, check the surface of the filter for blockage by sediment, algae or other matter; remove and replace the surface infiltration medium as necessary.	Annually
	Remove the sediment from the pre-treatment structure and/or internal forebays.	Annually, or as required
Remedial Work	Repair/rehabilitate inlets, outlets, and overflows to ensure that they are in good condition and operating as designed.	Annually
Monitoring	Inspect/check all inlets, outlets, vents and overflows to ensure that they are all in good condition and operating as designed.	Annually
	Survey the inside of the tank for sediment build-up and remove it if necessary.	Every 5 years or as required.

Operation and Maintenance of Flow Control Devices

Maintenance Period	Maintenance Task	Frequency
Before Start	Removal of any inappropriate material from within the chambers and disposal of off-site	At start
Regular Maintenance	Removal of debris (which could include) leaves, rubbish, and branches from areas served by the drainage (where it may cause risk to performance).	Monthly or as required.
Remedial Work	For blockages resulting in flooded manhole chambers, drain down the manhole chamber and unblock.	As required.
Monitoring	Inspect the unit and hose it down if required	Monthly at the start for three months, then six monthly

Operation and Maintenance of Permeable Paving

Maintenance Period	Maintenance Task	Frequency
Regular Maintenace	Brushing and vacuuming (standard cosmetic sweep over the whole surface)	Once a year, after autumn leaf fall, or reduced frequency as required, based on site-specific observations of clogging or manufacturer's recommendations – pay particular attention to areas where water runs onto the pervious surface from adjacent impermeable areas as this area is most likely to collect the most sediment.
Occasional Maintenance	Stabilise and mow contributing adjacent areas	As required
	Removal of weeds or management using glyphosate applied directly into the weeds by an applicator rather than spraying	As required – once per year on less frequently used pavements
Remedial Actions	Remediate any landscaping which, through vegetation maintenance or soil slip, has been raised to within 50 mm of the level of the paving	As required
	Remedial work to any depressions, rattling and cracked or broken blocks considered detrimental to the structural performance or a hazard to users and replace lost jointing material	As required
	Rehabilitation of surface and upper substructure by remedial sweeping	Every 10 to 15 years or as required (if infiltration performance is reduced due to significant clogging)
Monitoring	Initial inspection	Monthly for three months after installation
	Inspect for evidence of poor operation and/or weed growth – if required, take remedial action	Three-monthly, 48 h after large stormes in the first six months
	Inspect silt accumulation rates and establish appropriate brushing frequencies	Annually
	Monitor inspection champers	Annually

Operation and Maintenance of Green Roofs

Maintenance Period	Maintenance Task	Frequency
Regular inspections	Inspect all components including soil substrate, vegetation, drains, irrigation systems (if applicable), membranes and roof structure for proper operation, the integrity of waterproofing and structural stability.	Annually and after severe storms
	Inspect soil substrate for evidence of erosion channels and identify any sediment sources.	Annually and after severe storms
	Inspect drain inlets to ensure unrestricted runoff from the drainage layer to the conveyance or roof drain system.	Annually and after severe storms
	Inspect the underside of the roof for evidence of leakage.	Annually and after severe storms
Regular Maintenace	Remove debris and litter to prevent clogging of inlet drains and interference with plant growth.	Six monthly and annually or as required
	During establishment (ie year one), replace dead plants as required.	Monthly (but usually the responsibility of the manufacturer)
	Post establishment, replace dead plants as required (where >5% of coverage).	Annually (in autumn)
	Remove fallen leaves and debris from deciduous plant foliage.	Six monthly or as required
	Remove nuisance and invasive vegetation, including weeds.	Six monthly or as required
	Mow grasses, prune shrubs and manage other plantings (if appropriate) as required – clippings should be removed and not allowed to accumulate.	Six monthly or as required
Remedial Actions	If erosion channels are evident, these should be stabilised with extra soil substrate similar to the original material, and sources of erosion damage should be identified and controlled.	As required
	If the drain inlet has settled, cracked or moved, investigate and repair it as appropriate.	As required

Appendix J

Thames Water S106 Consent to connect to public sewer

MALACHY WALSH AND PARTNERS
2 EXCHANGE TOWER
1-2 HARBOUR EXCHANGE SQUARE
LONDON
E14 9GE

DS reference DS6154871

developer.services@thameswater.co.uk

0800 009 3921
Monday to Friday, 8am to 5pm

thameswater.co.uk/developerservices

6 February 2026

Notice of consent to connect to a public sewer / public lateral drain

SITE ADDRESS: IT IS BOUNDED BY GLOUCESTER ROAD TO TANGMERE GARDENS, NORTHOLT, LONDON, N17 6NG (X,Y) 532944,190091.

Dear Mr Omonitan,

Thank you for your application for a new sewer connection at the above address.

We are pleased to inform you that we have given our conditional consent for your proposed connection(s) to the public sewer under Section 106 of the Water Industry Act 1991.

What is this consent for?

This consent is given solely for the legal right of communication (i.e. method/mode of connection) with the public sewer, in accordance with the description in the below box.

This consent does not and cannot be used to discharge any drainage related planning conditions. Any planning conditions related to drainage should be applied to be removed to the LPA and Thames Waters Development Control team. For pre planning capacity-based enquiries or pre planning concerns regarding our network please make a Pre-Planning Enquiry application. Applications can be made on the Thames Water website.

This Consent does not give you any inferred right to enter or cross land owned by a third party and must not be used to discharge any drainage-related planning conditions. You will be responsible for obtaining any necessary licences and/or permission from the highway authority, planning authority and/or private/third-party landowners.

Inspections and Completion certificates

We'll need to inspect the work if you're connecting directly to a public sewer or relocating/altering one of our manhole chambers. Please try to give us as much notice as possible to accommodate your preferred inspection date.

Call us on 0800 009 3921 Monday to Friday, 8am – 5pm to arrange an inspection.

Thames Water Utilities Limited – Registered Office: Clearwater Court, Vastern Road, Reading RG1 8DB
Company number 02366661. VAT registration no GB 537-4569-15

There are a few steps to remember:

- The work needs to be done exactly as described in the 'Consent to Connect' and as per our agreed specification
- You should be ready with all work completed to be inspected on date of inspection
- Make sure you leave the connection point open so we can fully inspect the work

If you fail to comply with any of the above at the time of inspection, e.g. the works are not complete, you are not ready, or the works do not meet the approved design specifications and fail to pass, we will charge you to come back another time. The revisit fee is £245 + VAT per visit.

Once you've passed the inspection, we'll issue a completion certificate. This confirms that your work has been completed and to the required standard.

This certificate authenticates the standards to which your connection works were carried out and does not infer adoption of your new drains or sewers. You will be responsible for repairs and maintenance of all drains including those outside your site boundary. You will need to submit an adoption application under section 102 or 104 of the Water Industry Act if you want us to adopt any of your lateral drains or sewers. You can do this via https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services/Adopting-sewers-and-other-assets

Sewer Connection Quotes

If you would like us to carry out the connection works on your behalf, we will provide you a quote and deliver in accordance with the below.

Waste connection only (no pipe laying)

We will discuss the requirements with you and quote for the works required and charge in accordance with section 7 (pages 25-28) of our current fixed price charging arrangements.

lateral drain and sewer requisitions

Waste connections including pipelaying for the provision of a lateral drain (pipe serving one property or one curtilage) and/or a new sewer (pipe serving more than one property).

If there is no public sewer easily accessible to your property or your site has no means to connect your lateral drain and/or sewer due to third party land, you can requisition (formally request) Thames Water to lay these pipes as part of our public network under Section 98-101 of the Water Industry Act 1991. Please refer to section 8 (pages 29-31) of our current charging arrangements.

You can estimate the costs for these connections yourself by referring to section 7 and 8 of our current charging arrangements here.

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Our consent is subject to the conditions below:

Location	**IT IS BOUNDED BY GLOUCESTER ROAD TO TANGMERE GARDENS, NORTHOLT, LONDON, N17 6NG (X,Y) 532944,190091.**
Description	**Direct Foul water Connection 1 (Inspection required see condition 5 for further details)** 1 x 150mm internal diameter direct foul water connection into an existing 305mm internal diameter foul water sewer located in Gloucester Road via a new manhole in accordance with Code for Adoption sewerage. **Direct Foul water Connection 2 (Inspection required see condition 5 for further details)** 1 x 150mm internal diameter direct foul water connection into an existing 305mm internal diameter foul water sewer located in Gloucester Road via an external backdrop into a new manhole in accordance with Code for Adoption sewerage. **Direct surface water Connection 1 (Inspection required see condition 5 for further details)** 1 x 300mm internal diameter direct surface water connection into an existing 300mm internal diameter surface water sewer located in Gloucester Road via existing manhole chamber referenced; TQ32908004 in accordance with Code for Adoption sewerage. **Direct surface water Connection 2 (Inspection required see condition 5 for further details)** 1 x 300mm & 150mm internal diameter direct surface water connections into an existing 300mm internal diameter surface water sewer located in Willan Road via existing manhole chamber referenced; TQ32909111 in accordance with Code for Adoption sewerage. **Direct Foul water Connection 3 (Inspection required see condition 5 for further details)** 1 x 150mm internal diameter direct foul water connection into an existing 150mm internal diameter foul water sewer located withing the development via a new manhole in accordance with Code for Adoption sewerage.

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	Please be advised to make sure you have surveyed the sewer(s) you are connecting to ensure it is in suitable condition for your proposed connection.

Please note that we will allow ONE amendment to be made to this consent within 12 months from date of issue. Any more than ONE amendment within this time period will entail additional fees. Any amendments sought beyond this time period will require a new application to be submitted.

The reference number for your application is **DS6154871;** please quote this in any future correspondence.

If you're making a connection from a basement, you'll need to ensure that you install the necessary backflow prevention devices to protect the property from internal flooding. You should assume that the local sewerage network will surcharge to local ground level. Please refer to condition 18 for more details.

If you're proposing to build within three metres of a public sewer, or within one metre of a lateral drain, you'll need to apply to us for a separate build over agreement. You can do this via thameswater.co.uk/buildover.

If you've any queries, please call our helpdesk on 0800 009 3921 (8am to 5pm, Monday to Friday) or email developer.services@thameswater.co.uk.

Yours Sincerely

Christopher Allen
Project Engineer
Developer Services – Sewer Connections Team

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Conditions of Consent

1. This consent is subject to conditions that may be imposed through the planning process.
2. An infrastructure charge will be payable as a result of connecting a property to the Public Sewerage System for the first time for domestic purposes by virtue of Section 146(2)b of the Water Industry Act 1991. We will invoice this charge separately if applicable.
3. Where the connection is to be made to a public sewer in third party land (i.e. outside your site boundary including public land), it is recommended that a demarcation chamber is constructed on the lateral drain at the property boundary, or as near to the property boundary as possible. The demarcation chamber and lateral drain will not be adopted as part of the section 106 agreement. You will need to submit an adoption agreement under section 102 or 104 of the Water Industry Act if you want us to adopt any of your private drains or sewers. You can do this via https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services/Adopting-sewers-and-other-assets
4. All materials used and standard of sewer connection works should be in accordance with Code for Adoption sewerage. Where the connection is to be constructed in plastic, please confirm the standards of materials to be used with a technical coordinator/project engineer prior to carrying out the connection. Please ensure that the specification sheet/documents for the plastic materials used are kept for review by the field engineer. Please refer to the attached Construction and Connection guide for best practice.
5. It is your responsibility to ensure that your works are inspected before the trench is backfilled. You must arrange our attendance by calling 0800 009 3921 and giving us at least ten working days' notice. If the connection cannot be inspected by a field engineer for any reason, we may request that the trench is reopened for inspection or require additional information deemed necessary for us to approve the connection. Where a connection is made via a heading/tunnelling or a field engineer cannot attend site within the agreed ten working days' notice period required, we may, in exceptional circumstances accept photographs and/or a CCTV survey report and footage subject to prior agreement with a Technical Coordinator or Project Engineer.
6. It is your responsibility to confirm the exact location, diameter, and invert levels of the public sewer prior to making the connection. You will be held liable for any misconnection (i.e. foul water discharge to a surface water sewer or surface water discharge to foul water sewer) resulting from this connection. Where you are making an indirect connection, you should carry out connectivity surveys to confirm the type of sewer your existing private drains connect to and take appropriate action to rectify if you find cross connections.
7. Connections into manholes must be made with soffits level and must enter 'with the flow'. Backdrops must be constructed outside the manhole chamber.
8. Junction connections must be made by cutting in a purpose made oblique or swept junction fitting of the same material as the public sewer, jointed using flexible couplings. Core drilled saddle connections are usually not permitted on sewers smaller than 375mm (unless otherwise approved by a Technical Coordinator/Project Engineer in writing).

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Where a core drilled saddle connection is approved, a flexible saddle fitting must be used to ensure that no part of the new drains protrude into the existing sewer. We do not accept clay saddles attached to the public sewer with mortar.

9. Some Infill/recessed manhole/chamber covers are permitted on adoptable drains/sewers in accordance with the attached construction and connection guide.
10. All connections to the public sewer should be via a gravity-fed pipe. A direct connection of a rising/pumped main to the public sewer is not permitted. Where there is a proposed connection from a pump station, a break chamber should be installed at the end of the pumped main to ensure that flows into the public sewer are via gravity for a minimum of 5m
11. It is your responsibility to ensure that your appointed private drainage contractor is competent and has all relevant permits necessary to carry out the connection. You will be responsible for obtaining any easements for crossing third party land and licences from the highway authority. All requirements of the highway authority must be observed and signing, guarding and lighting will be required at all times in accordance with Chapter 8 of the Department of Transport's Traffic Signs Manual 2009.
12. Where there is a proposed discharge from a private pumping station and rising main system, it is your responsibility to design the system to ensure acceptable discharge levels of hydrogen sulphide (H2S), this can be achieved by ensuring that all effluent is cycled through the pumping station and rising main within a maximum of six hours to prevent septicity. Where necessary, preventative measures to ensure H2S cannot build up to dangerous levels in the system should be installed. You will be responsible for the ongoing maintenance and monitoring of the private system. Hydrogen sulphide is a major public health risk and causes serious damage to the receiving sewerage network which may result in a third party damage claim against you under Section 111 of the Water Industry Act 1991.
13. Under no circumstances should foul water be discharged into the surface water sewerage system. Surface water drainage must not discharge to the foul sewerage system unless otherwise stated in the description above. If you want to discharge surface water directly to a soakaway or to a watercourse, then you will need to obtain the consent of the Environment Agency or the Lead Local Flood Authority.
14. All proposed discharge of surface water flows must be in accordance with the site's drainage strategy as approved by planning application, which should specify the final discharge rates and volumes. Sites proposing to discharge surface water flows with no planning requirement must connect into the nearest surface water sewer unless otherwise agreed by Thames Water.
15. Only the connections detailed in the enclosed notice are approved by Thames Water. No other works affecting the public sewerage system may be carried out without Thames Water's written consent.
16. Confined space entry procedures must be observed when breaking into the existing public sewerage system.

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17. Where the developer/owner/occupier proposes to discharge trade effluent into the public sewer, a trade effluent consent will be required. Trade effluent can be best described as anything other than domestic sewage (toilet, bath or sink waste) or uncontaminated surface water and roof drainage (rainwater). For enquiries and application forms contact your Retailer or visit the Thames Water website at https://wholesale.thameswater.co.uk/Wholesale-services/Business-customers/Trade-effluent

18. For low-lying sites (where the ground level of the site or the level of a basement is below the ground level at the point where the drainage connection connects to the public sewer) care should be taken to ensure that the property is not at increased risk of flooding. For more information on how to protect your property (s) from internal flooding please refer to Building Regs Part H1 (Surcharging of drains, conditions 2.8, 2.9.2.11 & 2.12)

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Company number 02366661. VAT registration no GB 537-4569-15

Hazard information
Third-party connection to sewers

Anyone wishing to connect their property to a Thames Water sewer must comply with the requirements of Section 106 of the Water Act 1991, as amended.

Significant Hazards

We strongly recommend that before carrying out work to connect to our sewers, you consider the following significant hazards:

- Oxygen deficiency
- Toxic gases, fumes or vapours
- Explosion (methane, petrol)
- Flooding
- Physical injury (slips, trips, falls)
- Infections from sewage (Weils disease)

Confined spaces

Particular care must be taken before entering or working in confined spaces. A confined space is defined as any place in which, by virtue of its enclosed nature, there arises a foreseeable specified risk. A specified risk is a risk of any of the following:

- Serious injury from a fire or explosion
- Loss of consciousness due to an increase in body temperature
- Loss of consciousness or asphyxiation arising from gases or the lack of oxygen
- Drowning arising from an increase in the level of a liquid

In addition:

- When detailing the private drainage, you should assume that the public sewer might occasionally surcharge up to ground level, and particular care is needed where development is proposed in low lying areas.
- Before entering any Thames Water asset a competent person must carry out an assessment to determine the need for entry and a safe system of work to be applied.
- Children and young persons must not enter the workspace.
- After the sewer connection work, it is important to wash before eating, smoking or treating cuts and abrasions. It is also important to avoid infection by maintaining strict personal hygiene and effective care of cuts and abrasions.

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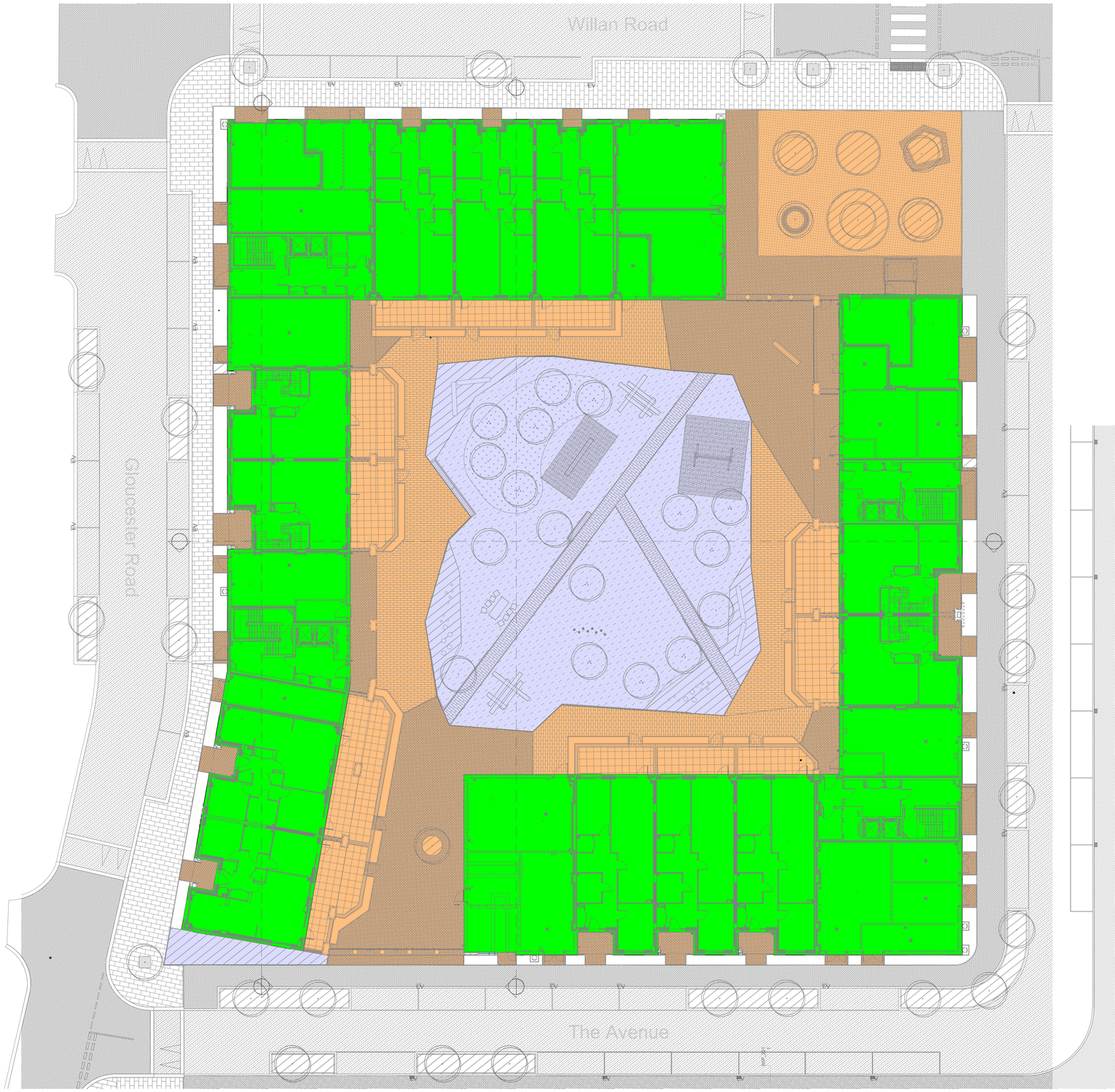
Company number 02366661. VAT registration no GB 537-4569-15

Appendix K

Catchment Area Plan



Catchment Area Plan Block A and B

SCALE 1 : 200

North

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LEGEND

- BOUNDARY LINE
- GREEN ROOF AREA 2104m2
- PERMEABLE SOFT LANDSCAPE AREA 1174m2 (C02)
- IMPERMEABLE HARDSTANDING AREA 1816m2 (C02)

REV	DATE	DESCRIPTION	BY	APP
C02	03.06.26	Issued for Construction	VH	RS
C01	10.04.26	Issued for Construction	VH	RS
P01	01.04.26	Issued for Information	VH	RS

PROJECT: Tangmere

TITLE: Catchment Area Plan Block A and B

CLIENT: Formation D&B Ltd

MWP
ENGINEERING AND ENVIRONMENTAL CONSULTANTS
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DRAWN:	CHECKED:	APPROVED:
VH	DO	RS
PROJECT NUMBER: 26015	DATE: 01/04/26	SCALE @ A1: As indicated
STATUS DESCRIPTION: FOR CONSTRUCTION		STATUS: A
DRAWING NUMBER: TAN-MWP-XX-00-DR-CV-2305		REV: C02