



Mr Mike Verity  
Cala Homes Chiltern  
Gemini House  
Mercury Park  
Wooburn Green  
Buckinghamshire  
HP10 0HH

DS reference DS6143661

[developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)

0800 009 3921

Monday to Friday, 8am to 5pm

[thameswater.co.uk/developerservices](https://thameswater.co.uk/developerservices)

29 July 2025

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

**Site address: Himley Village, Middleton Stoney Road, Bicester, Oxfordshire OX26 1EU**

Dear Mr Verity,

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.

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 £220 + 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:

[Charges](#) | [Developer services](#) | [Thames Water](#)

#### Our consent is subject to the conditions below:

Location	Description
Himley Village Middleton Stoney Road Bicester Oxfordshire OX26 1EU	<b>Direct Foul Water Connection</b> 1 x 225Ø direct foul water connection to a 225Ø public foul water sewer via new type A manhole*  *Subject to confirmation of capacity on DS6144895  Plan no. 27141-HYD-1B-XX-DR-C-0605_P03

**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 will entail additional fees. Any amendments sought beyond this time will require a new application to be submitted.**



The reference number for your application is **DS6143661**; 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](https://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](mailto:developer.services@thameswater.co.uk).

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Kate Allen".

Kate Allen  
Technical Coordinator – Wastewater Connections



## 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). 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 (H<sub>2</sub>S), 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 H<sub>2</sub>S 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.
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)



## **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 (Weills 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.