

Archived: 15 September 2025 18:28:55

From: [Phil Murphy](#)

Mail received time: Tue, 1 Apr 2025 12:50:19

Sent: Tue, 1 Apr 2025 12:50:09

To: [Phil Murphy](#)

Subject: FW: DS6129327: Manor Farm, Slough - Pre-Planning Enquiry

Importance: Normal

Sensitivity: None



Phil Murphy
Senior Director
philip.murphy@quod.com

Mobile: 07834 451 529
www.quod.com

21 Soho Square
London
W1D 3QP

From: [DEVELOPER.SERVICES@THAMESWATER.CO.U](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK) <DEVELOPER.SERVICES@THAMESWATER.CO.UK>

Sent: 20 February 2025 10:56

To: Steffan Rees <srees@pricemyers.com>

Subject: DS6129327: Manor Farm, Slough - Pre-Planning Enquiry

Hi Steffan,

Thanks for your email.

I have received response from asset planner. Apologies for the delay I had to ask them some questions before I could respond to you.

They confirmed there is a sufficient capacity for a domestic flow from offices and for a surface water if reduced to 2.5l/s. The further proposed rates from a coolant system and additional 2l/s of a surface water pose a high risk to the receiving Sewage Pumping Station.

Please note that water companies are not obliged to accept non-domestic flows and you should seek an alternative option to run the proposed data centre or disposal of the water.

Please let me know if you can reduce the proposed surface water runoff to 2.5l/s and I will issue a formal letter confirming a partial capacity for this site.

Kind Regards

Natalya

Original Text

From: Steffan Rees <srees@pricemyers.com>
To: [DEVELOPER.SERVICES@THAMESWATER.CO.U](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK)
<DEVELOPER.SERVICES@THAMESWATER.CO.UK>
CC:
Sent: 13.02.25 12:13:29
Subject: RE: RE: DS6129327: Manor Farm, Slough - Pre-Planning Enquiry

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Hi Natalya,

Could you please confirm when we will receive a response to this pre-planning enquiry?

Regards,
Steffan

Steffan Rees
Civil Engineer

He/Him

DD: 020 4524 6770

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From: [DEVELOPER.SERVICES@THAMESWATER.CO.U](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK) <DEVELOPER.SERVICES@THAMESWATER.CO.UK>
Sent: 10 January 2025 15:17
To: srees@pricemyers.com
Subject: RE: RE: DS6129327: Manor Farm, Slough - Pre-Planning Enquiry

Hi Steffan,

Thanks for your Pre-planning application. I have consulted our Asset Planning team with the information you have provided. I anticipate their response within 7 days. Once I have this, I will send a formal reply regarding the capacity of the foul sewers. In the meanwhile, if they require any further information I will let you know.

Please let me know if you have any queries.

Natalya Bacon

Developer Services – Adoptions Engineer

Helpdesk: 0800 009 3921

developer.services@thameswater.co.uk

Clearwater Court, Vastern Road, Reading, RG1 8DB

Find us online at developers.thameswater.co.uk

Original Text

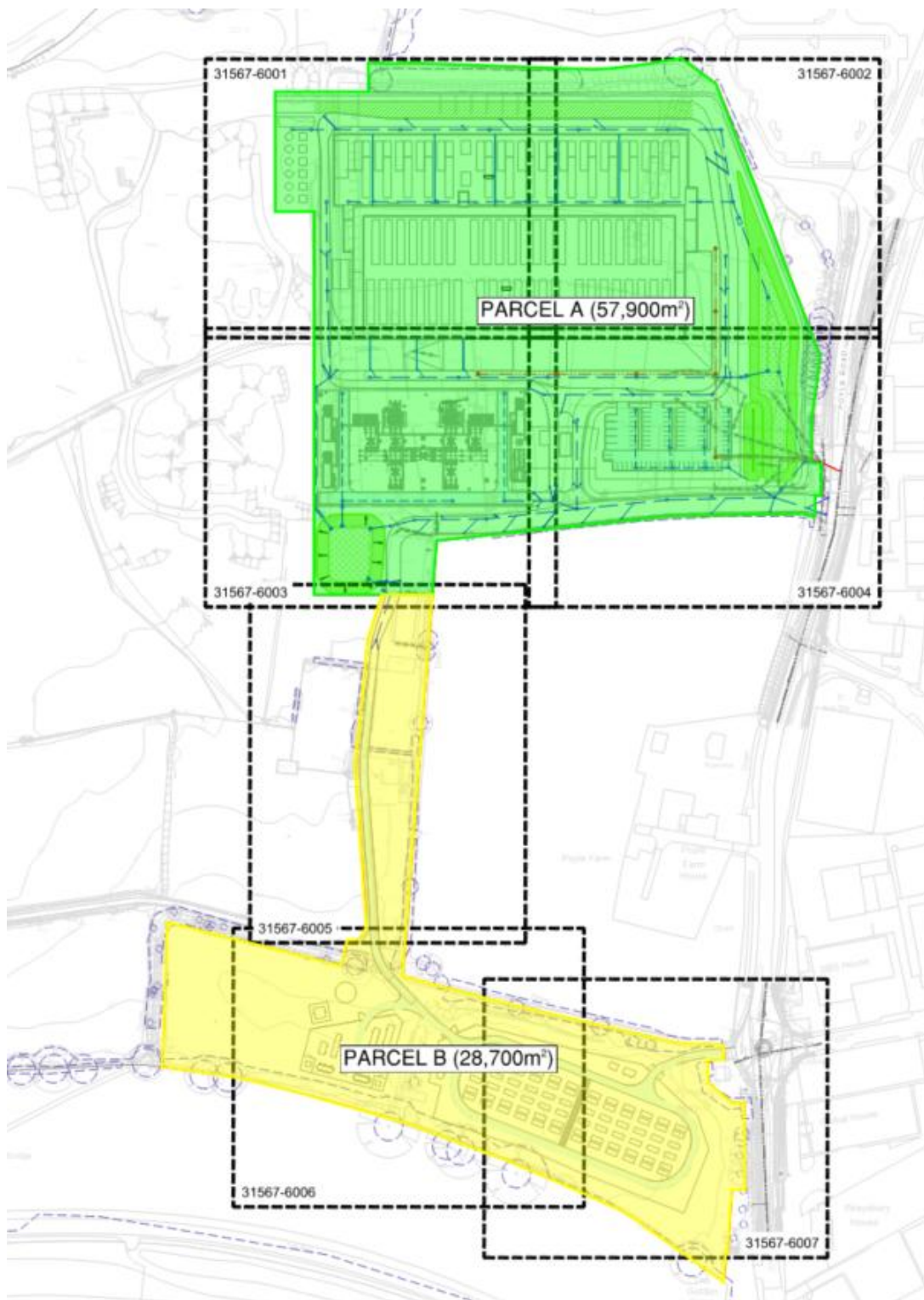
From: Steffan Rees <srees@pricemyers.com>
To: [DEVELOPER.SERVICES@THAMESWATER.CO.U](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK)
<DEVELOPER.SERVICES@THAMESWATER.CO.UK>
CC:
Sent: 02.01.25 11:05:33
Subject: RE: DS6129327: Manor Farm, Slough - Pre-Planning Enquiry

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Hi Natalya,

Please see the below table summarising the existing and proposed site use. If you need further info could you please call to discuss so that this can be concluded swiftly?

	Existing Use	Proposed Use
Parcel A	Industrial complex / building merchant depot with a service yard and designated parking areas (57,900m ²)	Offices (5,349m ²) and data centre (11,339m ²). The remaining land comprises roads, car/cycle parking, landscaping, an ancillary substation, emergency back-up generators and associated fuel storage (41,212m ²). Total = 57,900m ²
Parcel B	Arable land and an existing track (28,700m ²)	Battery Energy Storage System yard (23,270m ²). Existing track retained (5,430m ²).



The total site area is 86,600m² and the location is shown here:

https://www.google.co.uk/maps/@51.4743545,-0.5228123,833m/data=!3m1!1e3?entry=ttu&g_ep=EgoyMDI0MTIxMS4wLWlKXMDSoASAFQAw%3D%3D

Could you please confirm the timeline for this additional consultation period?

Regards,
Steffan

Steffan Rees
Civil Engineer

He/Him

DD: 020 4524 6770

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From: DEVELOPER.SERVICES@THAMESWATER.CO.U <DEVELOPER.SERVICES@THAMESWATER.CO.UK>

Sent: 23 December 2024 16:58

To: Steffan Rees <srees@pricemyers.com>

Subject: DS6129327: Manor Farm, Slough - Pre-Planning Enquiry

Hi Steffan,

I will raise a consultation based on the provided information. However, the numbers do not add up. Could you please confirm the size and use of the existing site? Also, please confirm proposed development use and size.

So far, I have 86,600sqm existing industrial and 5349sqm proposed offices and proposed 11339sqm data centre.

What is the remaining land is being used for?

Kind Regards

Natalya

Original Text

From: Steffan Rees <srees@pricemyers.com>

To: DEVELOPER.SERVICES@THAMESWATER.CO.U
<DEVELOPER.SERVICES@THAMESWATER.CO.UK>

CC:

Sent: 13.12.24 10:01:16

Subject: RE: DS6129327: Manor Farm, Slough - Pre-Planning Enquiry

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sender's e-mail address and know the content is safe. If in doubt, contact the Digital Service Desk. Report Phishing via the Report Message option.

Hi Natalya,

Yes, this has been investigated and due to site levels a connection into the Poyle Channel is not feasible.

I appreciate that the method of surface water disposal is subject to review and approval from the LLFA, however, could you please assess capacity on the basis that the LLFA do accept a connection into the public sewer? I'd be happy to discuss in more detail by phone.

Regards,
Steffan

Steffan Rees
Civil Engineer

He/Him

DD: 020 4524 6770

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From: [DEVELOPER.SERVICES@THAMESWATER.CO.U](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK) <DEVELOPER.SERVICES@THAMESWATER.CO.UK>
Sent: 06 December 2024 16:15
To: Steffan Rees <srees@pricemyers.com>
Subject: DS6129327: Manor Farm, Slough - Pre-Planning Enquiry

Hi Steffan,

Thanks for your email.

Have you investigated an option to discharge SW from parcel A into Poyle Channel? It is very close to your site.

Before we consider taking a surface water from the site into a foul water system we would like to see you have exhausted all options and LLFA has accepted that a SW hierarchy was followed.

Kind regards

Natalya

Original Text

From: Steffan Rees <srees@pricemyers.com>
To: [DEVELOPER.SERVICES@THAMESWATER.CO.U](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK)
<DEVELOPER.SERVICES@THAMESWATER.CO.UK>
CC:
Sent: 18.11.24 11:42:28
Subject: RE: DS6129327: Manor Farm, Slough - Pre-Planning Enquiry

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Hi Natalya,

Thank you for your comments. Please see responses below in red.

I'd be very happy to discuss further by phone if you need further information.

Regards,
Steffan

Steffan Rees
Civil Engineer

He/Him

DD: 020 4524 6770

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From: [DEVELOPER.SERVICES@THAMESWATER.CO.U](mailto:DEVELOPER.SERVICES@THAMESWATER.CO.UK) <DEVELOPER.SERVICES@THAMESWATER.CO.UK>
Sent: 14 November 2024 17:18
To: Steffan Rees <srees@pricemyers.com>
Subject: DS6129327: Manor Farm, Slough - Pre-Planning Enquiry

Dear Steffan,

Thank you for your Pre-planning Enquiry application for the proposed development at the above site. In order to proceed, we will need some further information.

Please provide the use and the size of existing site. The northern portion of the site (Parcel A) is an industrial complex / building merchant depot with a service yard and designated parking areas. The southern portion of the site (Parcel B) comprises arable land. The total site area is 8.66 Ha, however, it is only proposed to dispose of surface water runoff from Parcel A into the public sewer network, with runoff being limited to Greenfield rates.

Management of surface water from new developments should follow London Plan Policy SI 13 Sustainable drainage, subsection B (the drainage hierarchy). This has been considered in our design and reflected in the drainage drawings submitted with this application.

You must provide evidence you have exhausted all surface water hierarchy methods before proposing a connection into a sewer. Noted. A planning application is being submitted to Slough Borough Council imminently and the flood risk, proposed SuDS and surface water outfalls are assessed in this report.

The hierarchy lists the preference for surface water disposal as follows:

- <[if !supportLists]><[endif]><[if !supportLists]><[endif]><[if !supportLists]><[endif]><[if !supportLists]><[endif]>Store Rainwater for later use. Rainwater harvesting systems are not appropriate for the proposed development.
- <[if !supportLists]><[endif]><[if !supportLists]><[endif]><[if !supportLists]><[endif]><[if !supportLists]><[endif]>Use infiltration techniques, such as porous surfaces in non-clay areas. Permeable paving systems have been maximised on site and these are currently shown in the car parking areas and in the substation access roads. Fully infiltrating SuDS are not appropriate in Parcel A due to the high groundwater table and contamination risk; therefore, tanked permeable systems are proposed. This has been assessed in detail in our FRA & drainage strategy report and we look forward to the LLFA's (and Thames Water's) comment post-submission of the planning application. A series of failed/surcharged soakaways are present on site currently, also suggesting that infiltration techniques are not viable.
- <[if !supportLists]><[endif]><[if !supportLists]><[endif]><[if !supportLists]><[endif]><[if !supportLists]><[endif]>Attenuate rainwater in ponds or open water features for gradual release. Two detention basins area proposed. Lined rain gardens have also been proposed on the eastern and western facades of the proposed data centre.
- <[if !supportLists]><[endif]><[if !supportLists]><[endif]><[if !supportLists]><[endif]><[if !supportLists]><[endif]>Discharge rainwater direct to a watercourse > Discharge rainwater direct to a surface water sewer/drain. Disposal of surface water run-off to surface water sewers is not viable as there are none in proximity to the site. Unfortunately, it is also not practical to dispose of surface water runoff into the existing ditches or highway ditches bordering the development site as these are too shallow. Extensive site reprofiling would be required to achieve this and this would be unsustainable and have a negative impact on the surrounding developments. It is also not considered sustainable or realistic to integrate a surface water pumping station into the proposals to achieve a connection to ditch network.
- <[if !supportLists]><[endif]><[if !supportLists]><[endif]><[if !supportLists]><[endif]><[if !supportLists]><[endif]>Discharge rainwater to the combined sewer. Therefore, it is proposed to dispose of surface water runoff into the public sewer network. An extensive SuDS network has been integrated into the layout and the proposals will provide a significant betterment of the existing drainage condition.

If possible, prioritise green SuDS such as tree pits and green roofs [rain gardens and swales for small sites] that are more effective in low-return period storms, as opposed to attenuation tanks. Noted – This has been considered in our design proposals.

Please also provide the total surface water run-offs data (flows) for existing vs. proposed site for various range of storms (1:1yr, 1:30yr & 1:100yr).

	Existing Runoff (l/s)	Proposed Runoff (l/s)
1 in 1	12.86	4.45
1 in 30	30.22	4.45
1 in 100	38.23	4.45
1 in 100yr+40%CC	66.07	4.45

As noted in our application, an approximate area of 1500m² currently drains into the public sewer at an unrestricted rate – this area is highlighted in drawing 31567-7010 attached. This is likely an underestimate, and a more substantial area may positively drain into the public sewer. It is proposed to attenuate runoff to the Q1 greenfield runoff rate, which is 1.36 l/s/Ha. As I'm sure you can appreciate the final rate will be subject to detailed design.

Please note that we are not obliged to accept surface water drainage into foul sewers in accordance with the Water Industry Act. Please provide the approval letter from Lead Local Flood Authority (LLFA) regarding this. **This is a pre-planning enquiry, so an approval letter from the LLFA cannot be provided yet. Could you please review capacity and the LLFA will review separately post-planning submission?**

Should you have any queries please do not hesitate to contact me.

Once the above information has been received, I will proceed with further review and provide feedback on the capacity within the foul and surface water network.

Kind regards,
Natalya Bacon
Waste Pre-Planning Engineer
Adoption Team - Developer Services

Original Text

From: Steffan Rees <srees@pricemyers.com>
To: developer.services@thameswater.co.uk <developer.services@thameswater.co.uk>
CC:
Sent: 05.11.24 17:04:01
Subject: Manor Farm, Slough - Pre-Planning Enquiry

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Hello,

Please find attached a pre-planning application and supporting documents for the proposed development at Manor Farm, Poyle Road, Colnbrook, Slough SL3 0BL.

For your information, the existing site houses commercial and industrial facilities and a service yard with designated parking areas. The proposed development comprises a three-storey data centre and logistics campus.

Please do let us know if you need any further information to support this application.

Regards,
Steffan

Steffan Rees
Civil Engineer

He/Him

DD: 020 4524 6770

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