



Our reference: DS6144400

Your site address: Land North of Swindon Road, A3102, Royal Wootton Bassett, Swindon, Wiltshire, SN4 8EU

Customer: BT Surveyors Limited

Clean water capacity report

Status: Capacity concerns

Date: 28 July 2026

Validity: Valid until 28 July 2027 or for the duration of your Local Authority planning permission when this report is used to support your planning application, to a maximum of three years.

We confirm that there will be sufficient capacity in our clean water network to serve the first 50 residential properties of your development within the site supply zone.

We're unable to confirm capacity for the proposed development of 135 general houses at our estimated domestic peak flow rate of 2.10 litres/sec, without further investigation. How to make a request for us to progress with network modelling activity is listed in the accompanying email.

Please note any connection is subject to our Network approval which may require the completion of a modelling study.

Be aware that this report is based upon the details and drawings provided. If there are any subsequent changes to these, then the contents of this report will become invalid and a new assessment will be needed.

The below POC is based on desktop study and it might change after capacity check study or site-specific survey.

Nearest point of connection

Site location plan & POC from existing 4" UPC located at the junction of Stoneover Lane & Churchill Close





Contaminated land

If your site is on contaminated land, any new water pipes laid should be barrier pipe which is more expensive. If you think this is not the case you will need to provide a soil report when applying for new mains and services.

Building near our assets

Please [read our guide](#) 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. Should you require further information please contact [us](#).

Diversions

From our records we don't anticipate that any clean water assets need to be diverted to accommodate your proposals.

Building water

It's important that you apply for a building water supply before you start using water on site even if you believe your supply is already metered. We need to ensure your account is properly set up and you have the correct meter for your supply or fines maybe imposed. Apply [here](#).

Fire hydrant and sprinkler demand

Please note that we cannot confirm whether a fire hydrant or sprinkler demand can be accommodated on a new connection. You'll need to contact an independent consultant or specialist company for hydrant testing for fire-fighting purposes. Valve operations must be carried out by our Network Service Technician which can be booked on 0800 316 9800.

Asset location search

If you need help in identifying the location of existing water mains and sewers, you can get this information from any property search provider. We have a Property Searches team who will carry out an asset location search, which provides information on the location of known Thames Water clean and/or wastewater assets, including details of pipe sizes, direction of flow and depth (for which a fee is payable). You can find out more [online](#) or by calling us on 0800 009 4540.

Quotation process

Please use links below to find out more information about water main and services connections, including application process.

Click [here](#) for our home improvements website, or click [here](#) to apply for clean water services.