



Epping Forest District Council
Planning Policy

thameswaterplanningpolicy@savills.com

By Email: LDFconsult@eppingforestdc.gov.uk



0118 9520 500

29 January 2018

Epping Forest District Council Draft Local Plan Consultation

Dear Sir/Madam,

Thank you for consulting Thames Water on the above document. Thames Water is the statutory sewerage undertaker for the area and is the water undertaker for the eastern part of the District including Chigwell, Loughton, Lower Nazing and Waltham Abbey and is hence a "specific consultation body" in accordance with the Town & Country Planning (Local Development) Regulations 2012.

Proposed Local Plan Policies

Thames Water support the inclusion of Policy DM15 in relation to flood risk, DM16 in relation surface water drainage. In addition Thames Water support the aims of Policy DM18 in relation to water and wastewater infrastructure. However, in order to ensure that the policy is effective and consistent with changes to the way that water and wastewater infrastructure will be delivered coming into effect on the 1st April 2018 it is recommended that the wording of Part B of Policy DM18 is revised as set out in the attached response form.

Delivery of infrastructure

Further information in relation to the changes to water and wastewater infrastructure delivery can be found at: <https://developers.thameswater.co.uk/New-connection-charging>

Notwithstanding this Thames Water recommend that developers engage with them at the earliest opportunity to establish the following:

- The developments demand for water supply infrastructure both on and off site and can it be met;
- The developments demand for wastewater infrastructure both on and off site and can it be met; and
- The surface water drainage requirements and flood risk of the development both on and off site and can it be met.

To avoid potential delays developers are advised to contact Thames Water as early as possible to discuss water and drainage requirements associated with any development to ensure that any development proposals are aligned with infrastructure requirements.

Contact can be made with Thames Water Developer Services by post at: Thames Water Developer Services, Reading Mailroom, Rose Kiln Court, Rose Kiln Lane, Reading RG2 0BY; by telephone on: 0845 850 2777; or by email at: developer.services@thameswater.co.uk

Site Allocations

Thames Water have undertaken a high level review of the proposed site allocations and comments are appended to this letter. The assessments relate to individual sites, however, a number of sites drain to the same network. As such it will be necessary for Thames Water to work with the Local Authority and developers to understand delivery timeframes and the cumulative impact of development and ensure that any necessary network upgrades are delivered ahead of the occupation of development.

Early engagement with Local Authorities and developers would therefore be welcomed to help ensure that any additional network capacity is in place ahead of the occupation of development. Where necessary Thames Water would seek the use of appropriate planning conditions to ensure that any necessary upgrades are delivered ahead of the occupation of development in line with Section 4.133 and Policy DM18 of the Submission Local Plan.

Sewage Treatment Works Comments

Settlements within Epping Forest drain to a number of different sewage treatment works. From a review of the proposed allocations within the submission Local Plan the implications on the existing works have been reviewed at a high level and comments are provided below. Thames Water are keen to work with the Local Authority and developers to ensure that any necessary upgrades at the works are delivered alongside growth.

Abbess Roding STW:

Infrastructure at the wastewater treatment works in this area is unlikely to be able to support the demand anticipated. Significant infrastructure upgrades are likely to be required to ensure sufficient treatment capacity is available.

Beckton STW:

On the basis of the information available there are no concerns regarding capacity at Beckton STW.

Deephams STW:

On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to the proposed development by Epping Forest DC, however the cumulative impact needs to be reassessed once we get more detailed information by other councils.

Epping STW:

Infrastructure at the wastewater treatment works in this area is unlikely to be able to support the demand anticipated. Significant infrastructure upgrades are likely to be required to ensure sufficient treatment capacity is available.

Hatfield Heath STW:

Our understanding is that no development is being proposed to drain to Hatfield Heath STW.

Moreton STW:

Our understanding is that no development is being proposed to drain to Moreton STW.

North Weald STW:

Infrastructure at the wastewater treatment works in this area is unlikely to be able to support the demand anticipated. Significant infrastructure upgrades are likely to be required to ensure sufficient treatment capacity is available.

Riverside STW:

On the basis of the information available there are no concerns regarding capacity at Riverside STW.

Rye Meads STW:

Please refer to our position statement. On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to the proposed development by Epping Forest DC. However, we noticed that growth numbers have been increased and we are concerned about the potential cumulative impact of proposed growth from other councils if they start to increase their numbers too.

Stanford Rivers STW:

Infrastructure at the wastewater treatment works in this area is unlikely to be able to support the demand anticipated. Significant infrastructure upgrades are likely to be required to ensure sufficient treatment capacity is available.

Theydon Bois STW:

Capacity has not been assessed. We appreciate the housing number has now been significantly reduced, however an upgrade may still be required.

Thornwood STW:

Infrastructure at the wastewater treatment works in this area is unlikely to be able to support the demand anticipated. Significant infrastructure upgrades are likely to be required to ensure sufficient treatment capacity is available.

Willingale STW:

Capacity has not been assessed. We appreciate the housing number has now been significantly reduced, however Willingale STW is a small site and an upgrade may still be required.

I trust the above and enclosed comments are satisfactory, but please do not hesitate to contact me if you have any queries.

Yours sincerely,

A large black rectangular redaction box covering the signature of the Head of Property.A black rectangular redaction box covering the name of the Head of Property.
Head of Property

Site ID	Site Name	Water Response	Waste Response	Additional Comments
52773	BUCK.R1 St Just Powell Roa)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
52771	BUCK.R2 - Lower Queens Road Car Park	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
52772	BUCK.R3 Stores at Lower Queens Road	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There are public sewers crossing the site and a diversion may be necessary.
56328	CHIG. R10 The Maypole, 171 Lambourne Road, Chigwell, Essex, IG7 6EF	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
38539	CHIG.R1 Land Adjacent To The Paddock Grove Lane Chigwell Essex	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There is a public sewer crossing the site and diversion may be required.
56327	CHIG.R11 Amar Nivas, 146 Hainault Road, Chigwell, Essex, IG7 5DL	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
56326	CHIG.R2 Woodview, Lambourne Road, Chigwell, Essex, IG7 6HX	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There is a public sewer crossing the site and diversion may be required
52779	CHIG.R3 126 Manor Road Chigwell Essex IG7 5PR	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

49642	CHIG.R4 - Land West of Froghall Lane South of Chigwell Cemetery, Chigwell, Essex	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There are large water mains crossing the proposed development. Thames Water will not allow any building within 5 metres of them and will require 24 hours access for maintenance purposes. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information. No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with the relevant water or sewerage undertaker. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.
-------	--	--	---	---

52777	CHIG.R5 - Chigwell Nurseries	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
-------	------------------------------	--	---	--

52781	CHIG.R6 - The Limes Estate	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitates amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information. No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with the relevant water or sewerage undertaker. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement. There is a public sewer crossing the site and diversion may be required.
-------	----------------------------	---	--	---

52778	CHIG.R7 - Land at Chigwell Convent and The Gate Lodge	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitates amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information. No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with the relevant water or sewerage undertaker. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.
-------	---	---	--	---

52780	CHIG.R8 - Land at Fencepiece Road	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitates amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information. No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with the relevant water or sewerage undertaker. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.
-------	-----------------------------------	---	--	---

52776	CHIG.R9 - Grange Court High Road	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
52786	CHIP.R4 - land north of Chelmsford Road		Infrastructure at the wastewater treatment works in this area is unlikely to be able to support the demand anticipated from this development. Significant infrastructure upgrades are likely to be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build. Implementing new technologies and the construction of a major treatment works extension or new treatment works could take up to ten years	

56415	COOP.R1 - Ground Floor, 28-31 Parklands and Upper Floors 32-39 Parklands,		Infrastructure at the wastewater treatment works in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades maybe required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build	Sewers are crossing the site. Fiddlers Hamlet STW: Infrastructure may be sufficient for this site; however cumulative impact needs to be assessed.
-------	---	--	---	--

56412	EPP.R1 - Land South of Epping - West	Infrastructure at the wastewater treatment works in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades may be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build. The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application
-------	--------------------------------------	--

56419	EPP.R10 - Land to rear of 287-291 High Street, Epping, Essex.		Infrastructure at the wastewater treatment works in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades maybe required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build	Fiddlers Hamlet STW: Infrastructure may be sufficient for this development; however cumulative impact of growth needs to be assessed.
-------	---	--	---	--

56329	EPP.R11 Epping Library, St John's Road, Epping, CM16 5DN		Infrastructure at the wastewater treatment works in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades maybe required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build	Fiddlers Hamlet STW: Infrastructure may be sufficient for this development; however cumulative impact of growth needs to be assessed.
-------	--	--	---	---

56414	EPP.R2 - Land South of Epping - East	Infrastructure at the wastewater treatment works in this area is unlikely to be able to support the demand anticipated from this development. Significant infrastructure upgrades are likely to be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build. Implementing new technologies and the construction of a major treatment works extension or new treatment works could take up to ten years. The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application
-------	--------------------------------------	--

52797	EPP.R3 - Epping London Underground Car Park		Infrastructure at the wastewater treatment works in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades maybe required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build	On the information available to date, we have concerns on the impact of this development on our asset, Epping STW. There are large diameter sewers crossing this site.
-------	---	--	---	---

56411	EPP.R4 - St Johns Road Area, Epping Town Centre		Infrastructure at the wastewater treatment works in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades maybe required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build	Sewers are crossing the site.
-------	--	--	---	-------------------------------

52798	EPP.R5 - Epping Sports Centre		Infrastructure at the wastewater treatment works in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades may be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important to to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build	On the information available to date, we have concerns on the impact of this development on our asset, Epping STW.
-------	-------------------------------	--	---	---

53519	EPP.R6 - Cottis Lane Car Park		Infrastructure at the wastewater treatment works in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades may be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build	There are sewers crossing this site.
-------	-------------------------------	--	--	--------------------------------------

53520	EPP.R7 - Bakers Lane Car Park		Infrastructure at the wastewater treatment works in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades maybe required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build	
-------	-------------------------------	--	---	--

52793	EPP.R8 - Civic Offices High Street		Infrastructure at the wastewater treatment works in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades maybe required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build	On the information available to date, we have concerns on the impact of this development on our asset, Epping STW. There are sewers crossing this site.
-------	------------------------------------	--	---	--

52795	EPP.R9 - Epping Sanitary Steam & Laundry , 17 Bower Vale		Infrastructure at the wastewater treatment works in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades maybe required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build	On the information available to date, we have concerns on the impact of this development on our asset, Epping STW. There are sewers crossing this site.
-------	--	--	---	--

56330	FYF.R1 Gypsy Mead, Ongar Road, Fyfield, Essex, CM5 0RB		Infrastructure at the wastewater treatment works in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades maybe required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build	Willindale STW is a small works hence our concerns.
-------	--	--	---	--

52857	HONG.R1 - Land at Mill Lane High Ongar	Infrastructure at the wastewater treatment works in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades maybe required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build	On the information available to date, we have serious concerns on the impact of this development on our asset, Stanford Rivers STW.
-------	--	---	--

52817	LOU.R1 - Loughton London Underground Car Park	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitates amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information. No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with the relevant water or sewerage undertaker. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.
-------	---	--	---	---

52816	LOU.R10 - 46-48 Station Road	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
56410	LOU.R11 - Former Electricity Substation, Roding Road, Loughton, Essex,	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
56334	LOU.R12 - 63 Wellfields, Loughton, Essex, IG10 1PA	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There is a local sewer crossing the site and diversion may be required.

56335	LOU.R13 - 70 Wellfields, Loughton, IG10 1NY	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitates amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information. No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with the relevant water or sewerage undertaker. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement
-------	---	---	--	--

55630	LOU.R14 - 13 Alderton Hill, Loughton, Essex, IG10 3JD	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
56337	LOU.R15 - 60 Traps Hill, Loughton, Essex, IG10 1TD	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
56409	LOU.R16 - St Thomas More RC Church And Presbytery, 106 Willingale Road,	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
35692	LOU.R17 - 268-278 High Road, Loughton, Essex	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
56333	LOU.R18 9-11 High Beech Road, Loughton, Essex, IG10 4BN	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

52811	LOU.R2- Debden Underground Car Park	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitates amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information. No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with the relevant water or sewerage undertaker. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.
-------	--	--	---	---

52809	LOU.R3 - Vere Road	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
-------	--------------------	---	--	--

52812	LOU.R4 - Borders Lane Playing Fields	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitates amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information. No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with the relevant water or sewerage undertaker. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.
-------	---	--	---	---

52807	LOU.R5 - Colebrook Ln/ Jessel Dr Amenity Open Space	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitates amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information. No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with the relevant water or sewerage undertaker. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.
-------	---	--	---	---

52814	LOU.R6 - Royal Oak Public House	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Public sewers crossing site and diversion may be required.
52815	LOU.R7 - Loughton Library, Central Library, Traps Hill, Loughton,	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
51021	LOU.R8 - Car Park, west of High Road, Loughton, Essex	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
52813	LOU.R9 - Old Epping Forest College Site	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
53537	LSHR.R1- Land at Lower Sheering		On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

52854	NAZE.R1- Land at Perry Hill		The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	An holistic drainage strategy should be prepared for following sites: SR-0011 - Lower Nazeing, SR-0300c - Lower Nazeing, SR-0473 - Lower Nazeing
52856	NAZE.R2- The Fencing Centre Pecks Hill		On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

52855	NAZE.R3 - Land south of Nazeing		The wastewater network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	An holistic drainage strategy should be prepared for following sites: SR-0011 - Lower Nazeing, SR-0300c - Lower Nazeing, SR-0473 - Lower Nazeing
52853	NAZE.R4 - St Leonards Farm		The wastewater network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	An holistic drainage strategy should be prepared for following sites: SR-0011 - Lower Nazeing, SR-0300c - Lower Nazeing, SR-0473 - Lower Nazeing

56332	Norton Heath Riding Centre, Fingrith Hall Lane, High Ongar, Essex, CM4 0JP		The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application This site falls outside of Thames Water's wastewater boundary.	The site falls outside Thames Water's boundary but if a pumped connection to the network is proposed, capacity in the area may be unable to support demand.
-------	---	--	--	--

52824	NWB.R1 - Land at Blumans Farm	Infrastructure at the wastewater treatment works in this area is unlikely to be able to support the demand anticipated from this development. Significant infrastructure upgrades are likely to be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build. Implementing new technologies and the construction of a major treatment works extension or new treatment works could take up to ten years. The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application
-------	-------------------------------	--

52825	NWB.R2- Land at Tylers Farm		Infrastructure at the wastewater treatment works in this area is unlikely to be able to support the demand anticipated from this development. Significant infrastructure upgrades are likely to be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build. Implementing new technologies and the construction of a major treatment works extension or new treatment works could take up to ten years	On the information available to date, we have serious concerns on the impact of this development on our asset, North Weald STW.
-------	-----------------------------	--	---	--

47070	NWB.R3 - Land at North Weald Bassett, South of Vicarage	Infrastructure at the wastewater treatment works in this area is unlikely to be able to support the demand anticipated from this development. Significant infrastructure upgrades are likely to be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build. Implementing new technologies and the construction of a major treatment works extension or new treatment works could take up to ten years. The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	On the information available to date, we have serious concerns on the impact of this development on our asset, North Weald STW. Where development is being proposed within 800m of a sewage treatment works, the developer or local authority should liaise with Thames Water to consider whether an odour impact assessment is required as part of the promotion of the site and potential planning application submission. The odour impact assessment would determine whether the proposed development would result in adverse amenity impact for new occupiers, as those new occupiers would be located in closer proximity to a sewage treatment works.	An holistic drainage strategy should be prepared for sites: NWB.R3 - Land at North Weald Bassett, South of Vicarage, NWB.R4 - Chase Farm Business Centre and NWB.R5 - The Acorns, Chase Farm, Vicarage Lane West, North Weald Bassett, Essex
-------	---	--	---	---

52823	NWB.R4 - Chase Farm Business Centre		Infrastructure at the wastewater treatment works in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades may be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build	An holistic drainage strategy should be prepared for sites: NWB.R3 - Land at North Weald Bassett, South of Vicarage, NWB.R4 - Chase Farm Business Centre and NWB.R5 - The Acorns, Chase Farm, Vicarage Lane West, North Weald Bassett, Essex
-------	-------------------------------------	--	--	---

56408	NWB.R5 - The Acorns, Chase Farm, Vicarage Lane West, North Weald Bassett, Essex,	Infrastructure at the wastewater treatment works in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades maybe required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build. The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	An holistic drainage strategy should be prepared for sites: NWB.R3 - Land at North Weald Bassett, South of Vicarage, NWB.R4 - Chase Farm Business Centre and NWB.R5 - The Acorns, Chase Farm, Vicarage Lane West, North Weald Bassett, Essex
-------	---	---	---

52788	ONG.R1 - Land to the west of Chipping Ongar		The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	
-------	---	--	--	--

52787	ONG.R2 - Bowes Field Chipping Ongar	Infrastructure at the wastewater treatment works in this area is unlikely to be able to support the demand anticipated from this development. Significant infrastructure upgrades are likely to be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build. Implementing new technologies and the construction of a major treatment works extension or new treatment works could take up to ten years. The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	On the information available to date, we have serious concerns on the impact of this development on our asset, Stanford Rivers STW. There are sewers crossing this site.
-------	--	--	--

52782	ONG.R3 - Land southwest of Fyfield Road		Infrastructure at the wastewater treatment works in this area is unlikely to be able to support the demand anticipated from this development. Significant infrastructure upgrades are likely to be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build. Implementing new technologies and the construction of a major treatment works extension or new treatment works could take up to ten years	
-------	---	--	---	--

52789	ONG.R5 - Land at Greensted Road, Chipping Ongar, Essex, CM5 9HJ	Infrastructure at the wastewater treatment works in this area is unlikely to be able to support the demand anticipated from this development. Significant infrastructure upgrades are likely to be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build. Implementing new technologies and the construction of a major treatment works extension or new treatment works could take up to ten years	There are sewers crossing this site.
-------	---	--	--------------------------------------

56417	ONG R6 - Land between Stanford Rivers Road and Brentwood Road,	Infrastructure at the wastewater treatment works in this area is unlikely to be able to support the demand anticipated from this development. Significant infrastructure upgrades are likely to be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to underestimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build. Implementing new technologies and the construction of a major treatment works extension or new treatment works could take up to ten years. The wastewater network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	
-------	--	--	--

56416	ONG.R7 - Land south of Hunters Chase and West of Brentwood Road,		On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
52790	ONG.R8 - The Stag Public House, Brentwood Rd		Infrastructure at the wastewater treatment works in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades maybe required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build	STW Infrastructure may be sufficient for this site; however cumulative impact is expected to be significant.
21578	ROYD.R1 - The Old Coal Yard		On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
56407	ROYD.R2 - Kingsmead School, Epping Road, Roydon, Essex, CM19 5HU		On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
52830	ROYD.R3 - Land at Epping Road		On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

56405	ROYD.R4 - Parklands Nursery, Parkfields, Roydon, Harlow, Essex, CM19 5JB		On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
56331	RUR.R1 Avenue House, Latton Common, Near Harlow, CM17 9NJ		On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
52833	SHR.R1- Daubneys Farm		On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
52835	SHR.R2 - Land to the East of the M11		The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application Our concerns are related to method of connection to public sewer. If pump connection we have to assess proposed pump rate. Raising main is crossing the site.	

52834	SHR.R3 - Land to the north of Sheering		On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There are sewers crossing this development site. Where development is being proposed within 15m of a pumping station, the developer or local authority should liaise with Thames Water to consider whether an odour and / or noise and / or vibration impact assessment is required as part of the promotion of the site and potential planning application submission. Any impact assessment would determine whether the proposed development would result in adverse amenity impact for new occupiers, as those new occupiers would be located in close proximity to a pumping station.
51652	SP 5.1 Land to east of Rye Hill Road, London Road, Harlow, Essex, CM18 7HT		The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered	There is limited capacity in sewer network in Harlow confirmed by recent study. Strategic solution is required to support the anticipated demand.

56395	SP 5.2 West of Harlow		The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered	There is limited capacity in sewer network in Harlow confirmed by recent study. Strategic solution is required to support the anticipated demand.
56425	SP 5.3 - Land East of Harlow, North of Church Langley and South of Sheering Road		The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	There is limited capacity in sewer network in Harlow confirmed by recent study. Strategic solution is required to support the anticipated demand.
55083	STAP.R1 - Land at Oakfield Road, Stapleford Abbotts, Essex, RM4 1JH		On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

52836	STAP.R2 - Rear of Mountford & Bishops Brow		On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
56403	STAP.R3 - The Drive, Stapleford Road, Stapleford Abbotts, Essex, RM4 1EJ		On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There is a public sewer crossing the site and diversion may be required.

52844	THOR.R1 Land at Tudor House	Infrastructure at the wastewater treatment works in this area is unlikely to be able to support the demand anticipated from this development. Significant infrastructure upgrades are likely to be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build. Implementing new technologies and the construction of a major treatment works extension or new treatment works could take up to ten years	On the information available to date, we have serious concerns on the impact of this development on our asset, Thornwood STW. Where development is being proposed within 800m of a sewage treatment works, the developer or local authority should liaise with Thames Water to consider whether an odour impact assessment is required as part of the promotion of the site and potential planning application submission. The odour impact assessment would determine whether the proposed development would result in adverse amenity impact for new occupiers, as those new occupiers would be located in closer proximity to a sewage treatment works. On the information available to date we do not envisage wastewater sewer capacity concerns in relation to this site on its own, however wastewater network capacity in this area is unlikely be able to support the cumulated demand anticipated from following sites: THOR.R1 - Tudor House Thornwood, THOR.R3 - Happy Grow Garden Centre, High Road and THOR.R2 - Land East of High Road, Thornwood If these sites will be selected for progression, we would expect that an holistic drainage strategy will be prepared.
-------	-----------------------------	--	---

56450	THOR.R2 - Land East of High Road, Thornwood	Infrastructure at the wastewater treatment works in this area is unlikely to be able to support the demand anticipated from this development. Significant infrastructure upgrades are likely to be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to underestimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build. Implementing new technologies and the construction of a major treatment works extension or new treatment works could take up to ten years	On the information available to date, we have serious concerns on the impact of this development on our asset, Thornwood STW. Where development is being proposed within 800m of a sewage treatment works, the developer or local authority should liaise with Thames Water to consider whether an odour impact assessment is required as part of the promotion of the site and potential planning application submission. The odour impact assessment would determine whether the proposed development would result in adverse amenity impact for new occupiers, as those new occupiers would be located in closer proximity to a sewage treatment works. On the information available to date we do not envisage wastewater sewer capacity concerns in relation to this site on its own, however wastewater network capacity in this area is unlikely to be able to support the cumulated demand anticipated from following sites: THOR.R1 - Tudor House Thornwood, THOR.R3 - Happy Grow Garden Centre, High Road and THOR.R2 - Land East of High Road, Thornwood If these sites will be selected for progression, we would expect that an holistic drainage strategy will be prepared.
-------	---	---	--

52840	THYB.R1 - Land at Forest Drive		Infrastructure at the wastewater treatment works in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades may be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build	
-------	--------------------------------	--	--	--

52837	THYB.R2 - Theydon Bois Underground Car Park		Infrastructure at the wastewater treatment works in this area may be unable to support the demand anticipated from this development. Minor infrastructure upgrades may be required to ensure sufficient treatment capacity is available to serve this development. Thames Water would welcome the opportunity to work closely with the Local Planning Authority and the developer to better understand and effectively plan for the sewage treatment infrastructure needs required to serve this development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: Sewage Treatment Works upgrades can take 18 months to 3 years to design and build	
56339	THYB.R3 - Wain, Coppice Row, Theydon Bois, Epping, Essex, CM16 7ER		On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

^

56401	WAL.R1 - Land Lying to the west side of Galley Hill Road, Northern Portion	The supply required for the proposed scale of development is a significant additional demand in the Water Resource area. Currently the mains that feed the Water Resource area are running close to capacity. Consequently it is likely that the developer will be required to provide an impact study of the existing infrastructure for the brownfield sites and smaller infill development in order to determine the magnitude of spare capacity and a suitable connection point. The developer will be required to fund this. As set out in the Planning Policy Guidance, early contact with statutory undertakers (such as Thames Water) is recommended. The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work with Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	If WAL.R1 - Land Lying to the west side of Galley Hill Road, WAL.R2 - Lea Valley Nursery and WAL.R3 - Land adjoining Parklands sites will be selected for progression, we would expect that an holistic drainage strategy will be prepared.
-------	--	--	---	--

52846	WAL.R2 - Lea Valley Nursery	The supply required for the proposed scale of development is a significant additional demand in the Water Resource area. Currently the mains that feed the Water Resource area are running close to capacity. Consequently it is likely that the developer will be required to provide an impact study of the existing infrastructure for the brownfield sites and smaller infill development in order to determine the magnitude of spare capacity and a suitable connection point. The developer will be required to fund this. As set out in the Planning Policy Guidance, early contact with statutory undertakers (such as Thames Water) is recommended. The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	If WAL.R1 - Land Lying to the west side of Galley Hill Road, WAL.R2 - Lea Valley Nursery and WAL.R3 - Land adjoining Parklands sites will be selected for progression, we would expect that an holistic drainage strategy will be prepared.
-------	-----------------------------	---	---	--

52845	WAL.R3 - Land adjoining Parklands, Waltham Abbey	The supply required for the proposed scale of development is a significant additional demand in the Water Resource area. Currently the mains that feed the Water Resource area are running close to capacity. Consequently it is likely that the developer will be required to provide an impact study of the existing infrastructure for the brownfield sites and smaller infill development in order to determine the magnitude of spare capacity and a suitable connection point. The developer will be required to fund this. As set out in the Planning Policy Guidance, early contact with statutory undertakers (such as Thames Water) is recommended. The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	-	On the information available to date we do not envisage wastewater sewer capacity concerns in relation to this site on its own, however wastewater network capacity in this area is unlikely be able to support the cumulated demand anticipated from following sites: WAL.R1 - Land Lying to the west side of Galley Hill Road, WAL.R2 - Lea Valley Nursery and WAL.R3 - Land adjoining Parklands. If these sites will be selected for progression, we would expect that an holistic drainage strategy will be prepared.
52849	WAL.R4 - Fire Station, Sewardstone Road	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capacity in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

52848	WAL.R5 - Waltham Abbey Community Centre	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There is a Thames Water main crossing the development site which may/will need to be diverted at the Developer's cost, or necessitates amendments to the proposed development design so that the aforementioned main can be retained. Unrestricted access must be available at all times for maintenance and repair. Please contact Thames Water Developer Services, Contact Centre on Telephone No: 0845 850 2777 for further information. No impact piling shall take place until a piling method statement (detailing the type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water or sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with the relevant water or sewerage undertaker. Any piling must be undertaken in accordance with the terms of the approved piling method statement. Reason: The proposed works will be in close proximity to underground water and sewerage utility infrastructure. Piling has the potential to impact on local underground water and sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the details of the piling method statement.
-------	---	---	--	---

52850	WAL.R6 - Waltham Abbey Swimming Pool	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	There are sewers crossing this site
56340	WAL.R7 - Pine Tree Nursery, Avey Lane, Waltham Abbey, Essex, EN9 3QH	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	