



Planning Policy Team

Sent by email: local.plan@hertsmere.gov.uk

Thames Water Property Services

Your ref
Our ref
Contact Chris Colloff
Phone 01189 520502
E-Mail thameswaterplanningpolicy@savills.com

14 September 2015

Dear Sir/Madam

Hertsmere Site Allocations and Development Management DPD Consultation

Thank you for consulting Thames Water regarding the above mentioned document. Thames Water are the statutory sewerage undertaker for the Borough and as such have the following comments to make.

Background

Wastewater from Hertsmere is treated at the Blackbirds and Maple Lodge Sewage Treatment Works (STWs). These works also treat wastewater from outside the District (Chiltern, Dacorum, St Albans, Three Rivers, Watford and Welywyn Hatfield). Therefore development within the borough can have effects on network and treatment upgrades required outside the district and vice versa. Accordingly neighbouring authorities should work closely with each other, and Thames Water, in the allocation and phasing of housing.

Thames Water are preparing a position statement in relation to the capacity of Maple Lodge and Blackbirds Sewage Treatment Works. A copy of the position statement will be provided to Hertsmere and other local authorities within the catchment once finalised.

Water and wastewater infrastructure is essential to any development. Failure to ensure that any required upgrades to the infrastructure network are delivered alongside development could result in adverse impacts in the form of internal and external sewer flooding, pollution of land and water courses and / or issues with water supply in the form of no or low water pressure. Thames Water seeks to co-operate and maintain a good working relationship with the local authority and to provide the support they need with regards to the provision of water and wastewater infrastructure. For Thames Water to provide this essential service most effectively, it is vital that they are consulted at the earliest possible stage in the planning process. The importance of consulting water and wastewater companies is detailed in the Government's National Planning Practice Guidance.

Thames Water
Clearwater Court, 4th Floor
West, Vastern Rd, Reading,
Berks
RG1 8DB

T 0203 5779077
I www.thameswater.co.uk

Registered in England and Wales
No. 2366623, Registered office
Clearwater Court, Vastern Road,
Reading, Berks, RG1 8DB

Specific Comments

Completed response forms are enclosed with regard to specific comments on the Site Allocations and Development Management DPD. In relation to the comments on Policy SADM1 up to date comments on the specific sites within the consultation document are provided in the table appended to this letter.

Yours faithfully,



Mark Mathews
Town Planning Manager
Thames Water Property Services.

Appendix A – Site Allocations Comments

Site ID	Site Name	Waste Response
40007	Land South Of Elstree & Borehamwood Station & Adj to Coleridge Way & Byron Avenue, Borehamwood	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.
40005	Site H1, Director's Arms Public House, Ripon Way, Borehamwood	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.
40014	Site H10: Birchville Court & adjoining haulage yard, Heathbourne Road, Bushey Heath	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.

41532	Site H11: Elton House, Elton Way, Bushey	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.
14397	Site H12: First Place Nurseries, Falconer Road, Bushey	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.
40006	Site H2, Gas Holders Site, Station Road, Borehamwood	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.

40009	Site H4, Land at Bushey Hall Golf Club, Bushey	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.
40010	Site H5, Land at Rossway Drive, Bushey	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.
43679	Site H6: Hertswood Upper School, Thrift Farm Lane, Borehamwood	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.

38892	Site H7: Land at Lincolns Field, Bushey	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.
40012	Site H8, Europcar House, Aldenham Road, Bushey	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.
40013	Site H9, Former Sunny Bank School, Potters Bar	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.