

## **Matter 22 - the supply of land for housing**

### **Appendix 2**

#### **Statement by J Rigg (16632)**

##### **ThamesWater Foul Water Treatment Capacity.**

In response to a Planning Application in respect of the North of Stevenage site HO3 ThamesWater (TW) have advised that "Following initial investigations, Thames Water has identified an inability of the existing FOUL WATER network infrastructure to accommodate the needs of this development proposal." Please see full TW response below.

It is unclear how this will impact the timing on development of proposed sites around Stevenage under the NHDC local Plan and its ability to meet the Five Year Land Supply requirement, particularly in the near term.

I wrote to TW on 7<sup>th</sup> January 2020 seeking clarification on this issue but have yet to receive a reply.

In the Position Statement (dated January 2017) attached to MOU6, TW disclosed that they were in the process of upgrading the Rye Mead Sewage Treatments Works, which they anticipated would be completed during 2018. On the then based forecasts this would have provide treatment capacity until 2024.

Certainly following the adoption of its plan, Stevenage is encouraging developers, particularly in the New Town, to push ahead in building flats within the town as part of the Stevenage Regeneration Plan and may pre-empt capacity NHDC developments were relying on.

J Rigg

From: BCTAdmin@thameswater.co.uk

Sent: 16 Oct 2019 10:50:25 +0100

To: Plan Devcon

Subject: [External] 3rd Party Planning Application - 17/00862/OPM- Amended

Application Importance: Normal

Stevenage Borough Council Our DTS Ref: 56834

Daneshill House Your Ref: 17/00862/OPM- Amended application

Danestrete, Stevenage, Herts

SG1 1HN

16 October 2019

Dear Sir/Madam

Re: 6 ROOKS NEST FARM BARNES, WESTON ROAD, STEVENAGE, HERTFORDSHIRE, SG1 4XS

Waste Comments

Following initial investigations, Thames Water has identified an inability of the existing FOUL WATER network infrastructure to accommodate the needs of this development proposal. Thames Water has contacted the developer in an attempt to agree a position for foul water networks but has been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission. "No properties shall be occupied until confirmation has been provided that either:-

1. All wastewater network upgrades required to accommodate the additional flows from the development have been completed; or-
2. A housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan."

Reason - Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at [thameswater.co.uk/preplanning](http://thameswater.co.uk/preplanning).

Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

Yours faithfully

Development Planning Department

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Thames Water,

Maple Lodge STW,

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