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From: BCTAdmin@thameswater.co.uk <BCTAdmin@thameswater.co.uk>

Sent: 09 May 2023 10:49

To: Section 62A Applications <section62a@planninginspectorate.gov.uk>

Subject: 3rd Party Planning Application - S62A/2023/0017

The Planning Inspectorate
Temple Quay House
Temple Quay
Bristol
BS1 6PN

Our DTS Ref: 68674
Your Ref: S62A/2023/0017

9 May 2023

Dear Sir/Madam

Re: LAND AT , TILEKILN GREEN, STANSTED, GREAT HALLINGBURY, ESSEX , CM22

Waste Comments

Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided (gravity connection).

The application indicates that SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority. Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then we would consider this to be a material change to the proposal, which would require an amendment to the application at which point we would need to review our position.

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via <https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C01%7Csection62a%40planninginspectorate.gov.uk%7Cb6873dc02d5b4ae04f2608db50729286%7C5878df986f8848ab9322998ce557088d%7C0%7C0%7C638192225230117458%7CUnkno wn%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=xmM%2FhHBQCu9kim%2BWRibA%2B5iDEsx3ayW4waY3b8a0X5s%3D&reserved=0>. Please refer to the Wholesale; Business customers; Groundwater discharges section.

This site is affected by wayleaves and easements within the boundary of or close to the application site. Thames Water will seek assurances that these will not be affected by the proposed development. The applicant should undertake appropriate searches to confirm this. To discuss the proposed development in more detail, the applicant should contact Developer Services - <https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers&data=05%7C01%7Csection62a%40planninginspectorate.gov.uk%7Cb6873dc02d5b4ae04f2608db50729286%7C5878df986f8848ab9322998ce557088d%7C0%7C0%7C638192225230117458%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=Alw6J%2B7wpqBjPqOjUmpJiJ3wQP8ZfcR%2BbZZM%2FvlgMQk%3D&reserved=0>

The proposed development is located within 20m of a Thames Water Sewage Pumping Station. Given the nature of the function of the pumping station and the close proximity of the proposed development to the pumping station we consider that any occupied premises should be located at least 20m away from the pumping station as highlighted as best practice in our Codes for Adoption . The amenity of those that will occupy new development must be a consideration to be taken into account in determining the application as set out in the National planning Policy Framework (NPPF) 2019 at paragraphs 170 and 180. Given the close proximity of the proposed development to the pumping station we consider that it is likely that amenity will be impacted and therefore object. Not with standing this objection, in the event that the Local Planning Authority resolve to grant planning permission for the development, we would request that the following informative is attached to the planning permission: "The proposed development is located within 20m of a Thames Water Sewage Pumping Station and this is contrary to best practice set out in Codes for Adoption (<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fsewers-and-wastewater%2Fadopting-a-sewer&data=05%7C01%7Csection62a%40planninginspectorate.gov.uk%7Cb6873dc02d5b4ae04f2608db50729286%7C5878df986f8848ab9322998ce557088d%7C0%7C0%7C638192225230117458%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=8XhfSOjMfOroQUzxHg8zHwO4ZH51vJkiljloG1%2BOMng%3D&reserved=0>). Future occupiers of the development should be made aware that they could periodically experience adverse amenity impacts from the pumping station in the form of odour; light; vibration and/or noise."

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

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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