

Advice Note:

Planning Requirements for Waste Water Infrastructure Issues in Dacorum

Thames Water has confirmed that the following sites proposed within the Pre-submission Site Allocations DPD will require the preparation of a **Drainage Strategy** for submission with any planning application to the Local Planning Authority**:

Strategic Sites:

- Local Allocation 1: Marchmont Farm, Hemel Hempstead;
- Local Allocation 2: Old Town, Hemel Hempstead;
- Local Allocation 3: West Hemel Hempstead;
- Local Allocation 4: Hanburys, Berkhamsted;
- Local Allocation 5: West Tring;
- Local Allocation 6: Chesham Road, Bovingdon.

Housing Allocations:

- H/2 National Grid, 339-353 London Road, Hemel Hempstead;
- H/3 Westwick Farm, Pancake Lane, Hemel Hempstead;
- H/4 Ebbens Road, Hemel Hempstead;
- H/5 Hewden Hire Site, Two Waters Road, Hemel Hempstead;
- H/6 39-41 Marlowes, Hemel Hempstead;
- H/8 Turners Hill, Hemel Hempstead;
- H/9 233 London Road, Apsley, Hemel Hempstead;
- H/10 Apsley Paper Trail, Apsley, Hemel Hempstead;
- H/11 The Point, Two Waters Road, Hemel Hempstead;
- H/12 St Margarets Way/Datchworth Turn, Hemel Hempstead;
- H/14 Frogmore Road, Hemel Hempstead;
- H/17 Corner of High Street/Swing Gate Lane, Berkhamsted.

Mixed Use Allocations:

- MU/1 West Herts College site, Hemel Hempstead;
- MU/2 Hemel Hempstead Hospital;
- MU/3 Paradise/Wood Lane, Hemel Hempstead;
- MU/4 Hemel Hempstead Station Gateway;
- MU/6 Durrants Lane/Shootersway, Berkhamsted.

****Please note:**

This is not an exhaustive list and other unallocated and/or windfall sites may also require the preparation of a Drainage Strategy (or Sewer Impact Assessment as appropriate). This requirement will be determined by any advice received from Thames Water (or other appropriate statutory sewerage undertaker) through pre-application discussions and/or consultation as a result of the planning application process.

In preparing of a Drainage Strategy, developers are urged to engage with Thames Water (or other appropriate statutory sewerage undertaker) at an early stage of a scheme's development and the planning process in order to assess drainage capacity. Early

engagement with Thames Water (or other appropriate statutory sewerage undertaker) is important as the delivery of identified infrastructure improvements/upgrades can take up to 10 years. The timescales for the provision of infrastructure will depend on a variety of factors, most notably planning, funding and the resource constraints which statutory sewerage undertakers are subject to. However, generally, local network upgrades take approximately 18 months to plan and deliver, upgrades to Sewage Treatment Works can take 3-5 years to deliver, and a new Sewage Treatment Works can require 10 years to design, plan, construct and commission.

A Drainage Strategy should include:

- a) An assessment to identify any on and or off site drainage infrastructure impacts – *if sufficient capacity exists within the network no further action is required;*
- b) If capacity does not exist, how drainage infrastructure impacts will be resolved (e.g. bigger sewer, storage tank, upgraded pumping station, etc.);
- c) The location of infrastructure remediation (e.g. on-site, off-site, within the adopted highway, third party land or public open space, etc.);
- d) Identification of what phases of the development such remediation will be constructed and by what means; and
- e) Establish the funding level contribution by the developer and Thames Water.

Additional Considerations:

Odour:

Where development is being proposed within 800m of a Sewage Treatment Works, the developer or local planning 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 will determine whether the proposed development would result in adverse amenity impact for new occupiers.

Noise:

Where development is being proposed within 15m of an existing Sewage Pumping Station, the developer or local authority should liaise with Thames Water to consider whether an Noise and/or Vibration Impact Assessment is required as part of the promotion of the site and potential planning application submission. Any Noise and/or Vibration Impact Assessment will determine whether the proposed development would result in adverse amenity impact for new occupiers.

Contact Information for Developers:

Information for Developers on water and wastewater infrastructure can be found on Thames Water's website at: www.thameswater.co.uk or 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

Telephone on: 0845 850 2777

Email: developer.services@thameswater.co.uk.