

Planning Policies

NPPF Section 16 and the London Plan (2021 Policy HC1) recognise the positive contribution of heritage assets of all kinds and make the conservation of archaeological interest a material planning consideration. NPPF paragraph 194 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest.

NPPF paragraphs 190 and 197 and London Plan Policy HC1 emphasise the positive contributions heritage assets can make to sustainable communities and places. Where appropriate, applicants should therefore also expect to identify enhancement opportunities.

If you grant planning consent, paragraph 205 of the NPPF says that applicants should record the significance of any heritage assets that the development harms. Applicants should also improve knowledge of assets and make this public.

Recommendation

Given the potential low archaeological context for the site, it is recommended that the archaeological interest can be secured by condition.

I advise that the development could cause harm to archaeological remains and field evaluation is needed to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints are such that I consider a two-stage archaeological condition could provide an acceptable safeguard. This would comprise firstly, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation.

I therefore recommend attaching a condition as follows:

Condition	No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include: A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
-----------	---



Historic England, 4th Floor, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA

Telephone 020 7973 3700 Facsimile 020 7973 3001

HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.





Town Planning

Civic Centre, Stockwell Close, Bromley BR1 3UH

Telephone: 020 8464 3333
Direct Line: 020 8313 4956
email: planning@bromley.gov.uk

Fax: 020 8461 7725
Internet: www.bromley.gov.uk
DX5727 Bromley

London Borough of Lewisham

/
Application No : DC/23/00162/ADJ
Date : 2nd February 2023

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

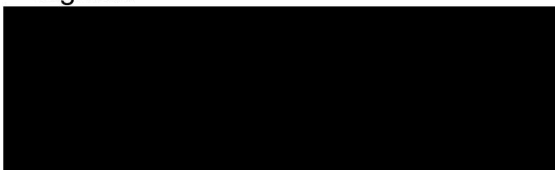
NO OBJECTIONS TO CONSULTATION FROM ADJOINING LOCAL AUTHORITY

Take notice that the Council of the London Borough of Bromley, as an adjoining local planning authority in exercise of its powers under the above Act, has raised **NO OBJECTIONS** to the following development referred to in the documents received on 16th January 2023.

at : 21 - 57 Willow Way London SE26 4QP Lewisham Council

Proposal: Demolition of existing buildings and redevelopment of the site comprising a block rising to 5/6 storeys accommodating 1,401sqm of employment floorspace (Use Classes E(g)(i)(ii)(iii)) at ground and mezzanine floors and 60 residential units (Use Class C3) above, with associated landscaping, amenity areas, cycle, car parking and refuse/recycling stores at 21- 57 Willow Way, London, SE26 CONSULTATION BY LONDON BOROUGH OF LEWISHAM

Signed:



Assistant Director (Planning)

On behalf of the London Borough of Bromley Council

[REDACTED]

From: [REDACTED]
Sent: 17 January 2023 10:23
To: Planning
Subject: RE: Planning Application at 21- 57 WILLOW WAY, LONDON, SE26 4QP
Attachments: 17-08-16 External Consultation Checklist v3.3 update.pdf

FAO Gareth Clegg

Dear Gareth,

We have no comments to make on this planning application as it falls outside our remit as a statutory planning consultee. Please refer to the attached 'When to consult the Environment Agency' document for guidance on when to consult us.

Non planning consents

Although we have no comments on this planning application, the applicant may be required to apply for other consents directly from us. The term 'consent' covers consents, permissions or licenses for different activities (such as water abstraction or discharging to a stream), and we have a regulatory role in issuing and monitoring them.

The applicant should contact 03708 506 506 or consult our website (<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>) to establish whether a consent will be required.

Best regards,

[REDACTED]
**Planning Advisor –Kent and South London Sustainable Places
Environment Agency** | 2 Marsham Street, 3rd floor, London, SW1P 4DF
[REDACTED]

Pronouns: he/him ([why is this here?](#))



**Creating a better place
for people and wildlife**



Does Your Proposal Have Environmental Issues or Opportunities? Speak To Us Early!

If you're planning a new development, we want to work with you to make the process as smooth as possible. We offer a bespoke advice service where you will be assigned a project manager who will be a single point of contact for you at the EA, giving you detailed specialist advice. This early engagement can significantly reduce uncertainty and delays to your project. More information can be found on our website [here](#)

From: Planning@lewisham.gov.uk <Planning@lewisham.gov.uk>
Sent: 16 January 2023 10:10
To: martin.o'brien@lewisham.gov.uk; Housing.Strategy@Lewisham.gov.uk; [REDACTED]
[REDACTED]

Subject: Planning Application at 21- 57 WILLOW WAY, LONDON, SE26 4QP

Dear Planning Application Consultee,

Please follow the instructions in the table to view the full list of documents relating to this case.

This will, we hope, make it simpler for you to review all of the documents relating to the application you're being consulted on.

Kind regards

Lewisham Planning

Lewisham Planning Consultation	
Application No	DC/22/129789
Location	21- 57 WILLOW WAY, LONDON, SE26 4QP
Case Officer	Gareth Clegg
Proposal	Demolition of existing buildings and redevelopment of the site comprising a block rising to 5/6 storeys accommodating 1,401sqm of employment floorspace (Use Classes E(g)(i)(ii)(iii)) at ground and mezzanine floors and 60 residential units (Use Class C3) above, with associated landscaping, amenity areas, cycle, car parking and refuse/recycling stores at 21- 57 Willow Way, London, SE26
Closing Date for Comments	13 February 2023
Contact Email	Planning@Lewisham.gov.uk
Link	Click here to view the application online Alternatively copy & paste the link below into your browser http://planning.lewisham.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= LEWIS DCAPR 117711

DISCLAIMER

This message is confidential and intended solely for the use of the individual or entity it is addressed to. If you have received it in error, please contact the sender and delete the e-mail. Please note that we may monitor and check emails to safeguard the Council network from viruses, hoax messages or other abuse of the Council's systems. To see the full version of this disclaimer please visit the following address: <http://www.lewisham.gov.uk/AboutThisSite/EmailDisclaimer.htm>

For advice and assistance about online security and protection from

internet threats visit the "Get Safe Online" website at

<http://www.getsafeonline.org>

This message has been sent using TLS 1.2 Information in this message may be confidential and may be legally privileged. If you have received this message by mistake, please notify the sender immediately, delete it and do not copy it to anyone else. We have checked this email and its attachments for viruses. But you should still check any attachment before opening it. We may have to make this message and any reply to it public if asked to under the Freedom of Information Act, Data Protection Act or for litigation. Email messages and attachments sent to or from any Environment Agency address may also be accessed by someone other than the sender or recipient, for business purposes.



Historic England

Gareth Clegg
London Borough of Lewisham
Laurence House
1 Catford Road
Catford
London
SE6 4RU

Your Ref: DC/22/129789
Our Ref: 212432
LAG/023/0664-01
Contact: [REDACTED]

2023-01-23

Dear G Clegg,

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
NATIONAL PLANNING POLICY FRAMEWORK 2021**

21- 57 WILLOW WAY, LONDON, SE26 4QP

Demolition of existing buildings and redevelopment of the site comprising a block rising to 5/6 storeys accommodating 1,401sqm of employment floorspace (Use Classes E(g)(i)(ii)(iii)) at ground and mezzanine floors and 60 residential units (Use Class C3) above, with associated landscaping, amenity areas, cycle, car parking and refuse/recycling stores at 21- 57 Willow Way, London, SE26.

Recommend Archaeological Condition(s)

Thank you for your consultation dated 2023-01-16.

The Greater London Archaeological Advisory Service (GLAAS) gives advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter.

Assessment of Significance and Impact

The site is located outside of any Archaeological Priority Areas as defined by borough policy but is currently under review so that the whole borough will be assessed to define all areas to be within one of four levels of archaeological potential.

Given that this assessment is currently in progress, the application submitted archaeological desk-based assessment report dated 15 December 2022 by PCA Heritage, has demonstrated that the site is located in an area for which there is no current archaeological information. Of course, lack of information should not be regarded as meaning there is no archaeology.



Historic England, 4th Floor, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA

Telephone 020 7973 3700 Facsimile 020 7973 3001

HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



- B. Where appropriate, details of a programme for delivering related positive public benefits
- C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Informative Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

This pre-commencement condition is necessary to safeguard the archaeological interest on this site. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme. If the applicant does not agree to this pre-commencement condition, please let us know their reasons and any alternatives suggested. Without this pre-commencement condition being imposed the application should be refused as it would not comply with NPPF paragraph 205.

I envisage that the archaeological fieldwork would comprise the following:

Geotechnical Monitoring

It is recommended that the first stage of archaeological engagement should be the monitoring of any anticipated geotechnical site survey.

The result will inform as to whether there is an on-going archaeological interest and if so how it should be progressed by further evaluation/mitigation.

Archaeological monitoring of geotechnical pits and boreholes can provide a cost-effective means of establishing the potential for archaeological remains to survive on previously developed land or where deep deposits are anticipated. It is usually used as part of a desk-based assessment or field evaluation.

You can find more Greater London archaeology and planning information on our website.

This response relates solely to archaeological considerations. If necessary, Historic England's Development Advice Team should be consulted separately regarding statutory matters.

Yours sincerely

[Redacted signature]

Greater London Archaeological Advisory Service
London and South East Region



Historic England, 4th Floor, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA
Telephone 020 7973 3700 Facsimile 020 7973 3001
HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.
Correspondence or information which you send us may therefore become publicly available.





Gareth Clegg
Lewisham Planning Department
Laurence House 3rd Floor
1 Catford Road
Catford
London
SE6 4RU

Design Out Crime Office
Bromley Police Station
High Street,
Bromley, Kent
BR1 1ER.

Your ref: DC/22/129789

Our ref: SE5614

Date: 16/01/2023

RE: 21- 57 WILLOW WAY, LONDON, SE26 4QP

Dear Gareth,

Thank you for your correspondence dated 16th January 2023, allowing me to make comment on planning application reference DC/22/129789 for the: **Demolition of existing buildings and redevelopment of the site comprising a block rising to 5/6 storeys accommodating 1,401sqm of employment floorspace (Use Classes E(g)(i)(ii)(iii)) at ground and mezzanine floors and 60 residential units (Use Class C3) above, with associated landscaping, amenity areas, cycle, car parking and refuse/recycling stores at 21- 57 Willow Way, London, SE26**

Please note, as stated within pages 83 to 85 of the Design and Access Statement, I have met with the design team regarding this proposal. The meeting was positive with solutions put forwards from both sides to resolve possible crime generators.

The proposal sits in an area of opportunity for regeneration on land that is currently commercial/light industrial.

On looking at the plans there are many positives. There is good separation between the different functions of the building with the bin store, bike stores and service rooms having clear separation. There are no grey areas of responsibility and clear boundaries throughout the site. There appears to be good sight lines and active frontage for both the proposed commercial space and residential. There is likely to be an increase in natural surveillance onto Willow Way, which can assist in lowering instances of crime.

Whilst these positives are welcome, a building can only be effective if the correct products are installed. This is where SBD and Designing Out Crime Officers (DOCO's) are able to assist the design team to ensure the correctly specified product are installed, that lighting standards within public realm are to BS5489-1:2020 and that this lighting scheme has been designed/signed off by someone suitably qualified.

To achieve these standards, I respectfully ask that a Secured by Design condition is placed on this development.

Achieving Secured By Design should be welcomed, especially as this development is in a high crime area. Lewisham is a high crime borough it had the 15th highest recorded crime figures within London's 32 boroughs, suffering from incidents of Burglary, Robbery, Assaults including violent crime and knife crime, Criminal Damage, Motor Vehicle Crime, Theft, gang crime, and Anti-Social Behaviour including drugs. Open source checks www.police.uk show that Forest Hill ward, where this development sits, had 1,524 recorded crimes between December 2021 and November 2022. (Source www.police.uk) Within those crime types were high levels of ASB, Violence and Sexual Offences, vehicle crime, arson and criminal damage among other crimes.

To assist the design team in achieving the correct standards under the relevant and appropriate guidelines. I strongly recommend that, should this application be granted, the design team continue discussions with a Design Out Crime Officer to ensure that SBD recommendations are complied with. This is important, especially given the guidance within NPPF sections 8 and 12 which state:-

Section 8 of National Planning Policy Framework states, 'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion...'

Section 12 of National Planning Policy Framework states, 'Planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

And the latest publication of The London Plan -

The London Plan 2021, Paragraph 3.11.3 states, 'Measures to **design out crime**, including counter terrorism measures, should be integral to development proposals and considered early in the design process, taking into account the principles contained in guidance such as the Secured by Design Scheme published by the Police.... This will ensure development proposals provide adequate protection, do not compromise good design, do not shift vulnerabilities elsewhere, and are cost-effective. Development proposals should incorporate measures that are proportionate to the threat of the risk of an attack and the likely consequences of one.'

If this application is granted, I request that the development uses the Secured By Design principles and standards in respect of the security of each property. This is alongside continued consultation throughout the design and build of this development with the South East Designing Out Crime Office to ensure that Secured by Design standards are implemented correctly.

Achieving Secured By Design would ensure the **Draft Lewisham Local Plan's** Objectives are hit in respect of –

A Thriving Local Economy that Tackles Inequalities – Designing Out Crime Officers base their recommendations on risk and crime types. This means that the same security standards would be advised whether the development be for general sale, affordable homes, part rent-part buy, housing association, social housing or a large block that has a mixture of tenures. This means that every resident, no matter their background or financial circumstances, will be in a property where the same, high quality, third party tested and accredited security rated products have been used.

A Greener Borough & Climate Emergency – The environmental benefits of SBD are supported by independent academic research, which conservatively estimates the carbon cost of crime within the UK to be in the region of 6,000,000 tonnes of CO₂ per annum. This is roughly equivalent to the total CO₂ output of 6 million UK homes.

This research also shows that SBD housing developments experience up to 87% less burglary, 25% less vehicle crime and 25% less criminal damage (Note 1.4). It also has a significant impact on anti-social behaviour. Therefore, there are substantial carbon cost savings associated with building new homes and refurbishing existing homes to the SBD standard i.e. less replacement of poor quality doors, windows and the stolen property from within the home as a result of criminal acts. This has been achieved through adherence to well researched and effective design solutions, innovative and creative product design coupled with robust manufacturing standards. Research documentation can be found on the SBD website.

Healthy & Safe Communities – Communities that do not have regular occurrences of crime are healthier and safer, lower crime rates encourage a community to thrive. Designing Out Crime Officers also look at the likely end users for each proposed building, any further concerns are addressed meaning that the most vulnerable people in society are afforded a level of security that lowers the chances of them becoming a victim of crime.

Ensuring High Quality Education, Health & Social Care – Secured By Design and Designing Out Crime Officers cover schools, hospitals, care homes and many other community/publically accessible buildings. If the staff within these buildings feels safe, they can further concentrate on delivering high standards of education and health care.

This development is suitable to achieve Secured By Design accreditation, if this application is granted I ask for the following worded conditions be met:

- 1. Before any above ground work hereby authorised begins, details of security measures shall be submitted and approved in writing by the Local Planning Authority and any such security measures shall be implemented prior to occupation in accordance with the approved details which shall be in line with the standards set out by 'Secured by Design'.**
- 2. Prior to the first occupation of the units hereby consented, confirmation that the standards recommended by Secure by Design for that building has been achieved shall be submitted to and approved in writing by the Local Planning Authority. The approved SBD standards set out and approved shall be maintained in perpetuity thereafter.**

I would encourage the planning authority to note the experience gained by the UK police service over the past 30 years in this specific subject area. That experience has led to the provision of a physical security requirement considered to be more consistent than that set out within Approved Document Q of the Building Regulations (England); specifically the recognition of products that have been tested to the relevant security standards but crucially are also fully certificated by an independent third party, accredited by UKAS (Notified Body). This provides assurance that products have been produced under a controlled manufacturing environment in accordance with the specifiers aims and minimises misrepresentation of the products by unscrupulous manufacturers/suppliers and leads to the delivery, on site, of a more secure product. For a complete explanation of certified products please refer to the Secured by Design guidance documents which can be found on the website www.securedbydesign.com.

I trust these comments are of assistance and I request to be kept informed as to the status of this development.

Yours sincerely,

A large black rectangular box used to redact the signature and name of the sender.

[REDACTED]

From: [REDACTED]
Sent: 17 January 2023 10:01
To: Planning
Subject: RE: Planning Application at 21- 57 WILLOW WAY, LONDON, SE26 4QP

Dear Sir/Madam,

Thank you for your email in relation to the above application.

HSE is the statutory consultee for planning applications that involve or may involve a relevant building.

Relevant building is defined as:

- contains two or more dwellings or educational accommodation and
- meets the height condition of 18m or more in height, or 7 or more storeys

“Dwellings” includes flats, and “educational accommodation” means residential accommodation for the use of students boarding at a boarding school or in later stages of education (for definitions see article 9A (9) of the Town and Country Planning Development Management (England) Procedure Order 2015 as amended by article 4 of the 2021 Order.

However, from the information you have provided for this planning application, it does not appear to fall under the remit of planning gateway one because it does not meet the height requirements.

Further information is available on the HSE website here.

Once again thank you for your email, if you require further advice with regards to this application, please do not hesitate to contact the planning gateway one team quoting our reference number (pgo-2618) in all future correspondence.

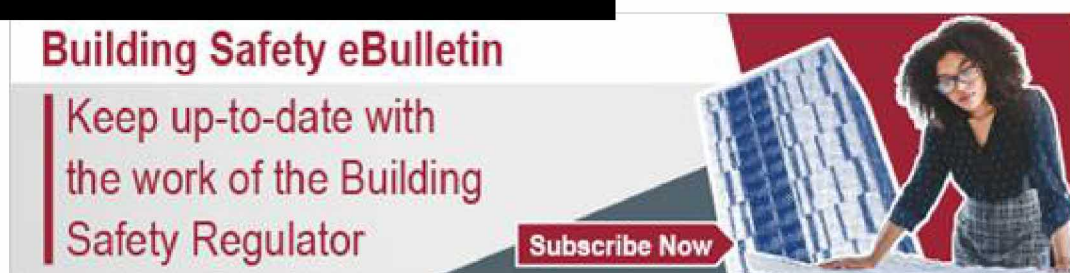
Kind Regards

[REDACTED]

**Operational Support,
Building Safety and Construction Division**

Health And Safety Executive, Redgrave Court, Merton Road, Bootle, Merseyside, Liverpool, L20 7HS

[REDACTED]



From: Planning@lewisham.gov.uk <Planning@lewisham.gov.uk>

Sent: 16 January 2023 10:10

To: John.Bennett1@lewisham.gov.uk; [REDACTED]

Subject: Planning Application at 21- 57 WILLOW WAY, LONDON, SE26 4QP

Dear Planning Application Consultee,

Please follow the instructions in the table to view the full list of documents relating to this case.

This will, we hope, make it simpler for you to review all of the documents relating to the application you're being consulted on.

Kind regards

Lewisham Planning

Lewisham Planning Consultation	
Application No	DC/22/129789
Location	21- 57 WILLOW WAY, LONDON, SE26 4QP
Case Officer	Gareth Clegg
Proposal	Demolition of existing buildings and redevelopment of the site comprising a block rising to 5/6 storeys accommodating 1,401sqm of employment floorspace (Use Classes E(g)(i)(ii)(iii)) at ground and mezzanine floors and 60 residential units (Use Class C3) above, with associated landscaping, amenity areas, cycle, car parking and refuse/recycling stores at 21- 57 Willow Way, London, SE26
Closing Date for Comments	13 February 2023
Contact Email	Planning@Lewisham.gov.uk
Link	Click here to view the application online Alternatively copy & paste the link below into your browser http://planning.lewisham.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal= LEWIS_DCAPR_117711

DISCLAIMER

This message is confidential and intended solely for the use of the individual or entity it is addressed to. If you have received it in error, please contact the sender and delete the e-mail. Please note that we may monitor and check emails to safeguard the Council network from viruses, hoax messages or other abuse of the Council's systems. To see the full version of this disclaimer please visit the following

address: <http://www.lewisham.gov.uk/AboutThisSite/EmailDisclaimer.htm>

For advice and assistance about online security and protection from internet threats visit the "Get Safe Online" website at <http://www.getsafeonline.org>

Please note : Incoming and outgoing email messages are routinely monitored for compliance with our policy on the use of electronic communications and may be automatically logged, monitored and / or recorded for lawful purposes by the GSI service provider.

Interested in Occupational Health and Safety information?

Please visit the HSE website at the following address to keep yourself up to date

www.hse.gov.uk

From: [REDACTED]
Sent: 17 January 2023 13:19
To: Planning
Subject: 3rd Party Planning Application - DC/22/129789

London Borough of Lewisham
Planning Service
Fifth Floor, Laurence House
1 Catford Road
London
SE6 4SW

Our DTS Ref: 74298
Your Ref: DC/22/129789

17 January 2023

Dear Sir/Madam

Re: 21-57, WILLOW WAY, LONDON, -, SE26 4QP

Waste Comments

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.
[https://urldefense.com/v3/__https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes__!!CVb4j_0G!RhXgMcBvDnBKsHnXU4qw6cFVAU7ZdpEd0Gcf3ngzJs7ChpbUyia_4SH4s5VadiZWTPHR61sVWtZND1tbi9aPAwEPLCpAhA\\$](https://urldefense.com/v3/__https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes__!!CVb4j_0G!RhXgMcBvDnBKsHnXU4qw6cFVAU7ZdpEd0Gcf3ngzJs7ChpbUyia_4SH4s5VadiZWTPHR61sVWtZND1tbi9aPAwEPLCpAhA$)

The proposed development is located within 15 metres of our underground waste water assets and as such we would like the following informative attached to any approval granted. "The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.
[https://urldefense.com/v3/__https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes__!!CVb4j_0G!RhXgMcBvDnBKsHnXU4qw6cFVAU7ZdpEd0Gcf3ngzJs7ChpbUyia_4SH4s5VadiZWTPHR61sVWtZND1tbi9aPAwGuqgswsg\\$](https://urldefense.com/v3/__https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes__!!CVb4j_0G!RhXgMcBvDnBKsHnXU4qw6cFVAU7ZdpEd0Gcf3ngzJs7ChpbUyia_4SH4s5VadiZWTPHR61sVWtZND1tbi9aPAwGuqgswsg$) . Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.
https://urldefense.com/v3/__https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-

pipes__!!CVb4j_0G!RhXgMcBvDnBKsHnXU4qw6cFVAU7ZdpEd0Gcf3ngzJs7ChpbUyia_4SH4s5
VadiZWTPHR61sVWtZND1tbI9aPAwEPLCpAhA\$

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://urldefense.com/v3/__http://www.thameswater.co.uk__!!CVb4j_0G!RhXgMcBvDnBKsHnXU4qw6cFVAU7ZdpEd0Gcf3ngzJs7ChpbUyia_4SH4s5VadiZWTPHR61sVWtZND1tbI9aPAwER0ny2gw\\$](https://urldefense.com/v3/__http://www.thameswater.co.uk__!!CVb4j_0G!RhXgMcBvDnBKsHnXU4qw6cFVAU7ZdpEd0Gcf3ngzJs7ChpbUyia_4SH4s5VadiZWTPHR61sVWtZND1tbI9aPAwER0ny2gw$). Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Water Comments

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Yours faithfully
Development Planning Department

Development Planning,
Thames Water,
Maple Lodge STW,
Denham Way,
Rickmansworth,
WD3 9SQ

This is an automated email, please do not reply to the sender. If you wish to reply to this email, send to devcon.team@thameswater.co.uk Visit us online [https://urldefense.com/v3/__http://www.thameswater.co.uk__;!!CVb4j_0G!RhXgMcBvDnBKsHnXU4qw6cFVAU7ZdpEd0Gcf3ngzJs7ChpbUyia_4SH4s5VadiZWTPHR61sVWtZND1tbl9aPAwER0ny2gw\\$](https://urldefense.com/v3/__http://www.thameswater.co.uk__;!!CVb4j_0G!RhXgMcBvDnBKsHnXU4qw6cFVAU7ZdpEd0Gcf3ngzJs7ChpbUyia_4SH4s5VadiZWTPHR61sVWtZND1tbl9aPAwER0ny2gw$) , follow us on twitter [https://urldefense.com/v3/__http://www.twitter.com/thameswater__;!!CVb4j_0G!RhXgMcBvDnBKsHnXU4qw6cFVAU7ZdpEd0Gcf3ngzJs7ChpbUyia_4SH4s5VadiZWTPHR61sVWtZND1tbl9aPAwECCsINdw\\$](https://urldefense.com/v3/__http://www.twitter.com/thameswater__;!!CVb4j_0G!RhXgMcBvDnBKsHnXU4qw6cFVAU7ZdpEd0Gcf3ngzJs7ChpbUyia_4SH4s5VadiZWTPHR61sVWtZND1tbl9aPAwECCsINdw$) or find us on [https://urldefense.com/v3/__http://www.facebook.com/thameswater__;!!CVb4j_0G!RhXgMcBvDnBKsHnXU4qw6cFVAU7ZdpEd0Gcf3ngzJs7ChpbUyia_4SH4s5VadiZWTPHR61sVWtZND1tbl9aPAwHY9F6Avg\\$](https://urldefense.com/v3/__http://www.facebook.com/thameswater__;!!CVb4j_0G!RhXgMcBvDnBKsHnXU4qw6cFVAU7ZdpEd0Gcf3ngzJs7ChpbUyia_4SH4s5VadiZWTPHR61sVWtZND1tbl9aPAwHY9F6Avg$) . We're happy to help you 24/7.

Thames Water Limited (company number 2366623) and Thames Water Utilities Limited (company number 2366661) are companies registered in England and Wales, both are registered at Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB. This email is confidential and is intended only for the use of the person it was sent to. Any views or opinions in this email are those of the author and don't necessarily represent those of Thames Water Limited or its subsidiaries. If you aren't the intended recipient of this email, please don't copy, use, forward or disclose its contents to any other person –please destroy and delete the message and any attachments from your system.