

Chris Tyler
Uttlesford District Council
Development Control
Council Offices London Road
Saffron Walden
Essex
CB11 4ER

Our Ref: 139/2025/120925/003/JAH- Please quote in all correspondence.
Env Agency ref: AE/2025/130804/01-L01
Planning ref: UTT/25/2203/SO

17 September 2025

Dear Chris,

**Re: UP TO 520 NEW HOMES (USE CLASS C3) AND UP TO 20,000 SQM OF
COMMERCIAL FLOOR SPACE WITH PUBLIC OPEN SPACE, NEW ACCESS,
ACTIVE TRAVEL ROUTES BETWEEN THE BIRCHANGER SITE AND STANSTED
MOUNTFITCHET AND SUSTAINABLE URBAN DRAINAGE SYSTEM**

LAND NORTH OF BIRCHANGER AND SOUTH OF STANSTED

Further to the Environment Agency letter response associated with the request for an Environmental Impact Assessment Scoping Opinion, dated 5 September 2025, regarding the proposed development at land north of Birchanger and south of Stansted, we have been appointed to provide drainage advice for this scheme on behalf of the developer.

The Environment Agency's expresses the view that there is insufficient information in the EIA Scoping Report to demonstrate that the risks of pollution posed to surface water quality of The River Stort and The Great Hallingbury Brook can be safely managed as a result of the increased flows to the Wastewater Treatment Plant. We provide further information on our approach in this letter to assist the Council in finalising the EIA scoping opinion for the proposed development.

First, we confirm that the proposed development is not within the catchment of the Great Hallingbury Brook and therefore this cannot be considered a receptor for this purpose.

In relation to any effect associated with the River Stort, we set out below the work which we have undertaken to date.

The local Water Authority is Thames Water, and a pre-planning enquiry has been undertaken to establish a sustainable point of connection and when capacity will be available for each site. The pre-planning enquiry applications and responses from Thames Water for each of the sites are enclosed.

Following an assessment of the current network, Thames Water have identified that the sewerage network does not meet the needs for the developments and appropriate upgrades will be required. In order to establish the necessary upgrades, Thames Water will need to carry out modelling work, design a solution and build the necessary improvements. The timescale for doing this work is up to 36 months and is triggered by an approved planning application.

The receiving Sewage Treatment Works at Bishop Stortford is currently unable to accept additional wastewater. However, according to Thames Water investment plans, there are planned upgrades to both increase capacity and reduce the phosphorous levels entering the river.

Thames Water Investment Plan states:

Bishop Stortford STW

An upgrade is planned for Bishop Stortford STW. This scheme will ensure a higher quality of treated effluent, reducing phosphorus levels entering the river to below an average level of 0.25mg/l. We plan to complete this work in summer 2028.*

We expect this location to meet all government targets for storm overflows by 2030 - 2035

The timing of the improvements to the sewerage network upgrade and improvements to the Sewage Treatment Works coordinate with the build programme for first dwelling occupancy for the proposed development.

With residential development phosphorus level will increase as it is part of human waste. This phosphorus is within the sewage and contained within the sewerage network discharging to the sewage treatment works, where the planned improvements will reduce the phosphorus levels below current levels as part of the river basin management.

Connecting the sites to the sewerage network is a Building Regulations requirement, as there is a public sewer available. The developer has the right to connect under the Water Industry Act 1991, S106 'Right to communicate with public sewers.' The sewage from the proposed development will be conveyed to the Bishop Stortford Sewage Treatment Works, which is located southeast of Bishop Stortford. The treated effluent from the Works is discharged to the River Stort, which flows south, and would continue with the proposed development in place.

However, with the planned improvements to the Works complete prior to occupation of the proposed development, it is not considered likely that significant adverse effects on the surface water quality of River Stort will arise as a result of proposed development. With the upgrades in place, it is also considered that sufficient capacity will exist, and it is unlikely that significant effects will arise.

It has therefore been demonstrated that the wastewater produced by the proposed development will have a minimal impact on the environment and is being treated in accordance with the Water Industry Act, Public Health Act and the targets of the Water Framework Directive. The submission of the Flood Risk Assessment and Drainage Strategy Report for planning purposes, will contain the information on how the wastewater from the site will be treated through the use of the available public sewers. The report will also include how the surface water disposal will use sustainable drainage, including quantity, quality, amenity and biodiversity.



It is not considered that the effect on water quality is likely to be significant and there is therefore no requirement to scope it into the EIA for the proposed development.

I trust the above and enclosed information provides you with sufficient information to assess that the water quality for the proposed development has been addressed.

Kind regards,

A handwritten signature in dark ink, appearing to read "J. Horner".

Jeff Horner
For and on behalf of G H Bullard & Associates LLP

Enc.

Pre-planning enquiry;

- Application Site A
- Response Site A (DS6143457)
- Application Site B
- Response Site B (DS6143465)
- Application Site F&G
- Response Site F&G (DS6143426)





Pre-planning enquiry

Application form

Please complete this form and return it to us at



developer.services@thameswater.co.uk or



Thames Water, Developer Services,
Clearwater Court, Vastern Road, Reading, RG1 8DB

Application for a pre-planning enquiry

Please complete ALL relevant sections of this form in BLOCK CAPITALS

Use this form to find out if there's existing capacity in our network for your proposed development. Please ensure you complete the form in full and we'll respond within 21 calendar days from receipt of your completed application form. We'll let you know if sufficient capacity already exists in the network or if further modeling will be needed to determine if network adjustments or reinforcement will be required.

Is your application for:

Clean Water	Clean Water Supply - relating to the provision of safe and clean water for consumption	<input type="checkbox"/>	£160 +VAT
	Foul Sewage Management - relating to the disposal and treatment of wastewater	<input checked="" type="checkbox"/>	
Waste Water	Surface Water Management - relating to surface water	<input type="checkbox"/>	£185 +VAT
	Combined Foul and Surface Water Management - relating to both foul and surface water	<input type="checkbox"/>	

Section A - About you

(i) Details of applicant

Company name	G H Bullard & Associates		
	Developer <input type="checkbox"/>	Consultant <input checked="" type="checkbox"/>	Land promoter <input type="checkbox"/> SLP <input type="checkbox"/> NAV <input type="checkbox"/> Other <input type="text"/>
Title	Mr <input checked="" type="checkbox"/>	Mrs <input type="checkbox"/>	Ms <input type="checkbox"/> Miss <input type="checkbox"/> Dr <input type="checkbox"/> Other <input type="text"/>
First name(s)	Jeff		
Last name	Horner		
Preferred phone no.	01359235071		
Alternative phone no.			
Email address	jeff@ghbullard.co.uk		
Full postal address	Address line 1	27 Barton Road	
	Address line 2		
	Town	Thurston	
	County	Suffolk	Postcode IP31 3PA

(ii) Who should we contact to discuss the application?

	Applicant <input checked="" type="checkbox"/>	Nominated contact <input type="checkbox"/>	(Please tick one)
	If nominated contact:		
Company name			
	Developer <input type="checkbox"/>	Consultant <input type="checkbox"/>	Land promoter <input type="checkbox"/> SLP <input type="checkbox"/> NAV <input type="checkbox"/> Other <input type="text"/>
Title	Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Ms <input type="checkbox"/> Miss <input type="checkbox"/> Dr <input type="checkbox"/> Other <input type="text"/>
First name(s)			

Last name	<input type="text"/>		
Preferred phone no.	<input type="text"/>		
Alternative phone no.	<input type="text"/>		
Email address	<input type="text"/>		
Full postal address	Address line 1	<input type="text"/>	
	Address line 2	<input type="text"/>	
	Town	<input type="text"/>	
	County	<input type="text"/>	Postcode <input type="text"/>

Section B - About the site

(i) Your site address

Same as applicant ☐ Same as nominated contact ☐ At another location ☒
(Please tick one)

If another location:

Site name	<input type="text" value="Site A"/>		
Full postal address	Address line 1	<input type="text" value="Birchanger Lane/Stansted Road"/>	
	Address line 2	<input type="text"/>	
	Town	<input type="text" value="Birchanger"/>	
	County	<input type="text" value="Essex"/>	Postcode <input type="text" value="CM23 5QQ"/>
Does the developer own the site?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
What is the local authority?	<input type="text" value="Uttlesford District Council/ Planning Inspectorate"/>		
Ordnance Survey grid ref	<input type="text" value="550389"/>	<input type="text" value="223295"/>	
Type of site	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixed <input type="checkbox"/>

How big is the site?
If the site was previously used as a brownfield site, what is the size in hectares?

(ii) Your planning status (If you've already started the planning process).

Must be completed

Is the development identified in the local plan?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If Yes, reference number	<input type="text"/>
Does it have outline planning permission?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If Yes, reference number	<input type="text"/>
Does it have full planning permission?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If Yes, reference number	<input type="text"/>
Does the development have building regulations permission?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		

(iii) Your development

To enable us to determine whether the capacity is sufficient or whether further modelling and reinforcement of our network will be required please provide details of the properties currently existing on the site (where applicable) and how you will phase your development. The information you provide at this stage will help improve the accuracy of our assessment. If you have more than 6 phases for your development please add details on a separate sheet.

Property type	Existing site to be demolished	Proposed site						
		Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Total
Start on site date								
Date of Occupation								
General housing (total units)	0	50	30					80
Flat (total units)								
Primary school (max. pupil capacity)								
Secondary school (max. pupil capacity)								
Boarding school (max. pupil capacity)								
Assembly hall (max. capacity)								
Cinema (max. capacity)								
Theatre (max. capacity)								
Sports hall (max. capacity)								
Hotel (total bedrooms)								
Guest house (total bedrooms)								
Motel (total bedrooms)								
Holiday apartment (total capacity)								
Leisure park (max. capacity)								
Caravan park standard (total spaces)								
Caravan site standard (total spaces)								
Camping site standard (total spaces)								
Camping site serviced (total spaces)								
Student accommodation (max. capacity)								
Public house (max. capacity)								
Restaurant / Day care centre (max. capacity)								
Drive in restaurant (max. capacity)								
Hospital (total beds)								
Nursing / Care home (total beds)								
Offices (gross internal area in m ²)								
Shopping centre (gross internal area in m ²)								
Warehouse (gross internal area in m ²)								
Data centre (gross internal area in m ²)								
Commercial premises (gross internal area in m ²)								
Manufacturing unit (gross internal area in m ²)								
Other (please state units and description)								

Section C - About the water supply (Not required if only applying for sewerage connection).

(i) Phasing water supply for your development

If you already have a plan for the phasing of your development please give details below.

Property type	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
Date water connection required						
Estimated peak clean water flow rate (litre/sec), excluding fire supplies						
Break tank capacity, if any (m ³)						

If you're using a break tank please advise what measures you plan to take to avoid high peak flow over a short period of time.

Section D - About your sewerage connections (Not required if only applying for water connection).

(i) Your existing sewerage connections (brownfield site only).

Please give us details of your existing connections.

	Foul water	Surface water
Does the site have the following sewerage connections?	<input type="checkbox"/>	<input type="checkbox"/>
What is the type of discharge method?	<input type="checkbox"/> Gravity	<input type="checkbox"/> Gravity
	<input type="checkbox"/> Pumped	<input type="checkbox"/> Pumped
If sewage is pumped, what is the pump rate?	<input type="text"/> litres/sec	<input type="text"/> litres/sec
What is the existing impermeable area per connection?		<input type="text"/> m ²
What are the existing connection points? (For example, 'X' properties to TW manhole ref 'Y')		

(ii) Your proposed sewerage connections

Please give us details of your proposed connections.

	Foul water	Surface water
Does the site have the following sewerage connections?	<input type="checkbox"/>	<input type="checkbox"/>
What is the type of discharge method?	<input type="checkbox"/> Gravity	<input type="checkbox"/> Gravity
	<input type="checkbox"/> Pumped	<input type="checkbox"/> Pumped
If sewage is pumped, what is the pump rate?	4 <input type="text"/> litres/sec	<input type="text"/> litres/sec
What is your proposed approach to surface water drainage?		<input type="checkbox"/> Sustainable drainage system (SuDS)
		<input type="checkbox"/> Traditional piped system
Do you propose using separate highway surface water drainage systems?		<input type="checkbox"/> Yes <input type="checkbox"/> No
If the surface water rate is attenuated, to what rate is it attenuated?		<input type="text"/> litres/sec
What is the proposed impermeable area per connection?		<input type="text"/> m ²
What are the proposed connection points? (For example, 'X' properties to TW manhole ref 'Y')	80 General House's will be pumped to TW Foul Manhole Reference Number: 5203	

Please note: The developer is expected to follow the local authority's drainage strategy and be able to demonstrate how the proposed (attenuated) discharge rate of any surface water flows have been calculated. For developments in Greater London, please refer to the London Plan Drainage Hierarchy (Policy 5.13). We will challenge the rates provided if they are not in line with those based on the local drainage strategies.

Section E - What next?

(i) What we need to process your application:

- ☒ Completed application (ensure all relevant sections of this form are completed in full)
- ☒ Site location plan (showing the site with nearby buildings, road and any sewers)
- ☒ Scaled site layout (showing existing and proposed layouts including Point of Connection to our water network)
- ☐ Site drainage strategy plan (if available at this stage showing all proposed sewers, pipe sizes and gradients)
- ☐ CCTV and topographical surveys (if available for existing brownfield sites)
- ☐ Connectivity survey (to our network rather than to our water network)

Please make sure any attachments are in PDF format and don't exceed a total of 20MB in size per email. All drawings must be of suitable detail and have a drawing reference number on them.

Please note: without this information we may need to make assumptions about your requirements when calculating your budget estimate (if requested).

(ii) How we'll use this information

We'll use the information you give on this application form, and potentially share it with our delivery partners, to provide the service you've requested. This could include contacting you to discuss your application and/or provide more details, visiting the site where work needs to be carried out and invoicing you when appropriate. Your feedback is important to us, so we may also use the information to ask for your feedback on how we can improve our performance.

We won't use this information for marketing purposes without contacting you to seek your consent.

You can find Thames Water's privacy policy at thameswater.co.uk/Legal/Privacy.

(iii) Payment

Please pay your application fee:


By phone Call our contact centre on **0800 009 3921** to pay by card

By bank transfer Complete our online Bacs form and include the unique DS reference with your payment details. If you've applied by post, add your site name or postcode. Our bank account number is 90478703 and our sort code is 60 00 01

By cheque Please make it payable to Thames Water Utilities Ltd and write the site address on the back

Please include the minimum information we've requested on pages 5 and 6 (if applicable). Otherwise, we'll consider this an incomplete application, which will delay the process.

(iv) Declaration

Print name	JEFF HORNER
Job title	Partner
Company	GHBullard & Associates
Date	10/07/2025
Signature	<div>Jeff Horner</div> <div> Digitally signed by Jeff Horner Date: 2025.07.10 10:49:03 +01'00'</div>

(v) Submitting your application

Please send your completed form to receive your capacity check in 21 calendar days:

Via email:

developer.services@thameswater.co.uk

Or send to:

Thames Water Developer Services, Clearwater Court, Vastern Road, Reading RG1 8DB



Get in touch with us

For enquiries regarding this application or any other questions relating to your building or development work please contact us on:



thameswater.co.uk/developerservices



developer.services@thameswater.co.uk



0800 009 3921

Monday – Friday, 8am – 5pm



Thames Water, Developer Services,
Clearwater Court, Vastern Road, Reading,
Berkshire RG1 8DB

This leaflet can be supplied in braille
or audio-tape upon request.



Bowen Fisk

G H Bullard & Associates
27 Barton Road
Thurston
Suffolk
IP31 3PA



17 July 2025

Pre-planning enquiry: Capacity concerns

Site Address: Site A, Birchanger Lane, Birchanger, Essex, CM23 5QQ

Dear Bowen,

Thank you for providing information on your proposed development of 80 houses. Foul water to discharge via pumped at 4 l/s into manhole TL50235203 on a 150mm foul sewer along Birchanger Lane.

We have completed the assessment of the foul water flows based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

Our sewerage network will be unable to meet the needs of your development at this time. In order to ensure we make the appropriate upgrades – or ‘off-site reinforcement’ – to serve the remainder of your development, we’ll need to carry out modelling work, design a solution and build the necessary improvements. This work is done at our cost.

Once we’ve begun modelling, we may need to contact you to discuss changing the connection point for capacity reasons. Please note that we’ll pay the cost of covering any extra distance if the connection needs to be made at a point further away than the nearest practicable point of at least the same diameter.

How long could modelling and reinforcement take?

Typical timescales for a development of your size are:

Modelling: 9-12 months
Design: 6 months
Construction: Up to 18 months*
Total: Up to 36 months

*(dependent on Traffic Management, Local Authority and 3rd Party Landowners)

If the time you’re likely to take from planning and construction through to first occupancy is longer than this, we’ll be able to carry out the necessary upgrades in time for your development. If it’s shorter, we may seek planning conditions, please contact me on the number below to discuss the timing of our activities.

What do you need to tell us before we start modelling?

We will only carry out modelling once we're confident that your development will proceed. In order to have this confidence, we'll need you to provide: **1) proof of land ownership; 2) either outline or full planning permission; 3) construction programme.** Please email this information to us as soon as you have it.

If the modelling shows we need to carry out reinforcement work, then before we start construction, we'll need you to supply us with notification that you've confirmed your F10 – Notification of construction project - submission to the Health and Safety Executive.

Surface Water

Surface water capacity was not assessed under this application.

In accordance with the Building Act 2000 Clause H3.3, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.

The disposal hierarchy being:

- 1) rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
- 2) rainwater infiltration to ground at or close to source
- 3) rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
- 4) rainwater discharge direct to a watercourse (unless not appropriate)
- 5) controlled rainwater discharge to a surface water sewer or drain
- 6) controlled rainwater discharge to a combined sewer.

Where connection to the public sewerage network is required to manage surface water flows, we will accept these flows at a discharge rate in line with CIRIA's best practice guide on SuDS or that stated within the sites planning approval.

Where disposal of surface water is other than to a public sewer, then the applicant shall ensure that approval for the discharge has been obtained from the appropriate authorities.

Please see our [FAQ's leaflet](#) for additional information.

Capacity at STW?

The receiving network is served by Bishop Stortford STW which is planned for upgrade. For more information, please visit [Investment plans for storm discharge sites | Thames Water](#).

What do you need to do next?

If you've satisfied the points above, then you should compare your own timeline with the typical timescales we've suggested for our activities. If the time you're likely to take from planning and construction through to first occupancy is **more** than the total time we're likely to take, we'll be able to carry out the necessary upgrades in time for your development.

If you have any further questions, please contact us.

Yours sincerely,

Jiahang Yu

Adoptions & Pre-Planning Engineer
Developer Services



Pre-planning enquiry

Application form

Please complete this form and return it to us at



developer.services@thameswater.co.uk or



Thames Water, Developer Services,
Clearwater Court, Vastern Road, Reading, RG1 8DB

Application for a pre-planning enquiry

Please complete ALL relevant sections of this form in BLOCK CAPITALS

Use this form to find out if there's existing capacity in our network for your proposed development. Please ensure you complete the form in full and we'll respond within 21 calendar days from receipt of your completed application form. We'll let you know if sufficient capacity already exists in the network or if further modeling will be needed to determine if network adjustments or reinforcement will be required.

Is your application for:

Clean Water	Clean Water Supply - relating to the provision of safe and clean water for consumption	<input type="checkbox"/>	£160 +VAT
	Foul Sewage Management - relating to the disposal and treatment of wastewater	<input checked="" type="checkbox"/>	
Waste Water	Surface Water Management - relating to surface water	<input type="checkbox"/>	£185 +VAT
	Combined Foul and Surface Water Management - relating to both foul and surface water	<input type="checkbox"/>	

Section A - About you

(i) Details of applicant

Company name	G H Bullard & Associates		
	Developer <input type="checkbox"/>	Consultant <input checked="" type="checkbox"/>	Land promoter <input type="checkbox"/> SLP <input type="checkbox"/> NAV <input type="checkbox"/> Other <input type="text"/>
Title	Mr <input checked="" type="checkbox"/>	Mrs <input type="checkbox"/>	Ms <input type="checkbox"/> Miss <input type="checkbox"/> Dr <input type="checkbox"/> Other <input type="text"/>
First name(s)	Jeff		
Last name	Horner		
Preferred phone no.	01359235071		
Alternative phone no.			
Email address	jeff@ghbullard.co.uk		
Full postal address	Address line 1	27 Barton Road	
	Address line 2		
	Town	Thurston	
	County	Suffolk	Postcode IP31 3PA

(ii) Who should we contact to discuss the application?

Applicant ☒ Nominated contact ☐ (Please tick one)

If nominated contact:

Company name			
	Developer <input type="checkbox"/>	Consultant <input type="checkbox"/>	Land promoter <input type="checkbox"/> SLP <input type="checkbox"/> NAV <input type="checkbox"/> Other <input type="text"/>
Title	Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Ms <input type="checkbox"/> Miss <input type="checkbox"/> Dr <input type="checkbox"/> Other <input type="text"/>
First name(s)			

Last name	<input type="text"/>		
Preferred phone no.	<input type="text"/>		
Alternative phone no.	<input type="text"/>		
Email address	<input type="text"/>		
Full postal address	Address line 1	<input type="text"/>	
	Address line 2	<input type="text"/>	
	Town	<input type="text"/>	
	County	<input type="text"/>	Postcode <input type="text"/>

Section B - About the site

(i) Your site address

Same as applicant ☐ Same as nominated contact ☐ At another location ☒
(Please tick one)

If another location:

Site name	<input type="text" value="Site B"/>		
Full postal address	Address line 1	<input type="text" value="Birchanger Lane/Tot Lane"/>	
	Address line 2	<input type="text"/>	
	Town	<input type="text" value="Birchanger"/>	
	County	<input type="text" value="Essex"/>	Postcode <input type="text" value="CM23 5QF"/>
Does the developer own the site?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Don't know <input type="checkbox"/>
What is the local authority?	<input type="text" value="Uttlesford District Council/ Planning Inspectorate"/>		
Ordnance Survey grid ref	<input type="text" value="550731"/>	<input type="text" value="223158"/>	
Type of site	Greenfield <input checked="" type="checkbox"/>	Brownfield <input type="checkbox"/>	Mixed <input type="checkbox"/>

How big is the site?
If the site was previously used as a brownfield site, what is the size in hectares?

(ii) Your planning status (If you've already started the planning process).

Must be completed

Is the development identified in the local plan?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If Yes, reference number	<input type="text"/>
Does it have outline planning permission?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If Yes, reference number	<input type="text"/>
Does it have full planning permission?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	If Yes, reference number	<input type="text"/>
Does the development have building regulations permission?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>		

(iii) Your development

To enable us to determine whether the capacity is sufficient or whether further modelling and reinforcement of our network will be required please provide details of the properties currently existing on the site (where applicable) and how you will phase your development. The information you provide at this stage will help improve the accuracy of our assessment. If you have more than 6 phases for your development please add details on a separate sheet.

Property type	Existing site to be demolished	Proposed site						
		Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Total
Start on site date								
Date of Occupation								
General housing (total units)	0	170						170
Flat (total units)								
Primary school (max. pupil capacity)								
Secondary school (max. pupil capacity)								
Boarding school (max. pupil capacity)								
Assembly hall (max. capacity)								
Cinema (max. capacity)								
Theatre (max. capacity)								
Sports hall (max. capacity)								
Hotel (total bedrooms)								
Guest house (total bedrooms)								
Motel (total bedrooms)								
Holiday apartment (total capacity)								
Leisure park (max. capacity)								
Caravan park standard (total spaces)								
Caravan site standard (total spaces)								
Camping site standard (total spaces)								
Camping site serviced (total spaces)								
Student accommodation (max. capacity)								
Public house (max. capacity)								
Restaurant / Day care centre (max. capacity)								
Drive in restaurant (max. capacity)								
Hospital (total beds)								
Nursing / Care home (total beds)								
Offices (gross internal area in m ²)								
Shopping centre (gross internal area in m ²)								
Warehouse (gross internal area in m ²)								
Data centre (gross internal area in m ²)								
Commercial premises (gross internal area in m ²)								
Manufacturing unit (gross internal area in m ²)								
Other (please state units and description)								

Section C - About the water supply (Not required if only applying for sewerage connection).

(i) Phasing water supply for your development

If you already have a plan for the phasing of your development please give details below.

Property type	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
Date water connection required						
Estimated peak clean water flow rate (litre/sec), excluding fire supplies						
Break tank capacity, if any (m ³)						

If you're using a break tank please advise what measures you plan to take to avoid high peak flow over a short period of time.

Section D - About your sewerage connections (Not required if only applying for water connection).

(i) Your existing sewerage connections (brownfield site only).

Please give us details of your existing connections.

	Foul water	Surface water
Does the site have the following sewerage connections?	<input type="checkbox"/>	<input type="checkbox"/>
What is the type of discharge method?	<input type="checkbox"/> Gravity	<input type="checkbox"/> Gravity
	<input type="checkbox"/> Pumped	<input type="checkbox"/> Pumped
If sewage is pumped, what is the pump rate?	<input type="text"/> litres/sec	<input type="text"/> litres/sec
What is the existing impermeable area per connection?		<input type="text"/> m ²
What are the existing connection points? (For example, 'X' properties to TW manhole ref 'Y')		

(ii) Your proposed sewerage connections

Please give us details of your proposed connections.

	Foul water	Surface water
Does the site have the following sewerage connections?	<input type="checkbox"/>	<input type="checkbox"/>
What is the type of discharge method?	<input type="checkbox"/> Gravity	<input type="checkbox"/> Gravity
	<input type="checkbox"/> Pumped	<input type="checkbox"/> Pumped
If sewage is pumped, what is the pump rate?	4 <input type="text"/> litres/sec	<input type="text"/> litres/sec
What is your proposed approach to surface water drainage?		<input type="checkbox"/> Sustainable drainage system (SuDS)
		<input type="checkbox"/> Traditional piped system
Do you propose using separate highway surface water drainage systems?		<input type="checkbox"/> Yes <input type="checkbox"/> No
If the surface water rate is attenuated, to what rate is it attenuated?		<input type="text"/> litres/sec
What is the proposed impermeable area per connection?		<input type="text"/> m ²
What are the proposed connection points? (For example, 'X' properties to TW manhole ref 'Y')	170 general housing units that will be pumped to TW Foul Manhole Reference Number: 5203	

Please note: The developer is expected to follow the local authority's drainage strategy and be able to demonstrate how the proposed (attenuated) discharge rate of any surface water flows have been calculated. For developments in Greater London, please refer to the London Plan Drainage Hierarchy (Policy 5.13). We will challenge the rates provided if they are not in line with those based on the local drainage strategies.

Section E - What next?

(i) What we need to process your application:

- ☒ Completed application (ensure all relevant sections of this form are completed in full)
- ☒ Site location plan (showing the site with nearby buildings, road and any sewers)
- ☒ Scaled site layout (showing existing and proposed layouts including Point of Connection to our water network)
- ☐ Site drainage strategy plan (if available at this stage showing all proposed sewers, pipe sizes and gradients)
- ☐ CCTV and topographical surveys (if available for existing brownfield sites)
- ☐ Connectivity survey (to our network rather than to our water network)

Please make sure any attachments are in PDF format and don't exceed a total of 20MB in size per email. All drawings must be of suitable detail and have a drawing reference number on them.

Please note: without this information we may need to make assumptions about your requirements when calculating your budget estimate (if requested).

(ii) How we'll use this information

We'll use the information you give on this application form, and potentially share it with our delivery partners, to provide the service you've requested. This could include contacting you to discuss your application and/or provide more details, visiting the site where work needs to be carried out and invoicing you when appropriate. Your feedback is important to us, so we may also use the information to ask for your feedback on how we can improve our performance.

We won't use this information for marketing purposes without contacting you to seek your consent.

You can find Thames Water's privacy policy at thameswater.co.uk/Legal/Privacy.

(iii) Payment

Please pay your application fee:

By phone Call our contact centre on **0800 009 3921** to pay by card

By bank transfer Complete our online Bacs form and include the unique DS reference with your payment details. If you've applied by post, add your site name or postcode. Our bank account number is 90478703 and our sort code is 60 00 01

By cheque Please make it payable to Thames Water Utilities Ltd and write the site address on the back

Please include the minimum information we've requested on pages 5 and 6 (if applicable). Otherwise, we'll consider this an incomplete application, which will delay the process.

(iv) Declaration

Print name	JEFF HORNER
Job title	Partner
Company	GHBullard & Associates
Date	10/07/2025
Signature	<div>Jeff Horner</div> <div>Digitally signed by Jeff Horner Date: 2025.07.10 10:30:44 +01'00'</div>

(v) Submitting your application

Please send your completed form to receive your capacity check in 21 calendar days:

Via email:

developer.services@thameswater.co.uk

Or send to:

Thames Water Developer Services, Clearwater Court, Vastern Road, Reading RG1 8DB



Get in touch with us

For enquiries regarding this application or any other questions relating to your building or development work please contact us on:



thameswater.co.uk/developerservices



developer.services@thameswater.co.uk



0800 009 3921

Monday – Friday, 8am – 5pm



Thames Water, Developer Services,
Clearwater Court, Vastern Road, Reading,
Berkshire RG1 8DB

This leaflet can be supplied in braille
or audio-tape upon request.



Bowen Fisk

G H Bullard & Associates
27 Barton Road
Thurston
Suffolk
IP31 3PA



16 July 2025

Pre-planning enquiry: Capacity concerns

Site Address: Site B, Birchanger Lane, Birchanger, Essex, CM23 5QF

Dear Bowen,

Thank you for providing information on your proposed development of 170 houses. Foul water to discharge via pumped at 4 l/s into manhole TL50235203 on a 150mm foul sewer along Birchanger Lane.

We have completed the assessment of the foul water flows based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

Our sewerage network will be unable to meet the needs of your development at this time. In order to ensure we make the appropriate upgrades – or ‘off-site reinforcement’ – to serve the remainder of your development, we’ll need to carry out modelling work, design a solution and build the necessary improvements. This work is done at our cost.

Once we’ve begun modelling, we may need to contact you to discuss changing the connection point for capacity reasons. Please note that we’ll pay the cost of covering any extra distance if the connection needs to be made at a point further away than the nearest practicable point of at least the same diameter.

How long could modelling and reinforcement take?

Typical timescales for a development of your size are:

Modelling: 9-12 months
Design: 6 months
Construction: Up to 18 months*
Total: Up to 36 months

*(dependent on Traffic Management, Local Authority and 3rd Party Landowners)

If the time you’re likely to take from planning and construction through to first occupancy is longer than this, we’ll be able to carry out the necessary upgrades in time for your development. If it’s shorter, we may seek planning conditions, please contact me on the number below to discuss the timing of our activities.

What do you need to tell us before we start modelling?

We will only carry out modelling once we're confident that your development will proceed. In order to have this confidence, we'll need you to provide: **1) proof of land ownership; 2) either outline or full planning permission; 3) construction programme.** Please email this information to us as soon as you have it.

If the modelling shows we need to carry out reinforcement work, then before we start construction, we'll need you to supply us with notification that you've confirmed your F10 – Notification of construction project - submission to the Health and Safety Executive.

Surface Water

Surface water capacity was not assessed under this application.

In accordance with the Building Act 2000 Clause H3.3, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.

The disposal hierarchy being:

- 1) rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
- 2) rainwater infiltration to ground at or close to source
- 3) rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
- 4) rainwater discharge direct to a watercourse (unless not appropriate)
- 5) controlled rainwater discharge to a surface water sewer or drain
- 6) controlled rainwater discharge to a combined sewer.

Where connection to the public sewerage network is required to manage surface water flows, we will accept these flows at a discharge rate in line with CIRIA's best practice guide on SuDS or that stated within the sites planning approval.

Where disposal of surface water is other than to a public sewer, then the applicant shall ensure that approval for the discharge has been obtained from the appropriate authorities.

Please see our [FAQ's leaflet](#) for additional information.

Capacity at STW?

The receiving network is served by Bishop Stortford STW which is planned for upgrade. For more information, please visit [Investment plans for storm discharge sites | Thames Water](#).

What do you need to do next?

If you've satisfied the points above, then you should compare your own timeline with the typical timescales we've suggested for our activities. If the time you're likely to take from planning and construction through to first occupancy is **more** than the total time we're likely to take, we'll be able to carry out the necessary upgrades in time for your development.

If you have any further questions, please contact us.

Yours sincerely,

Jiahang Yu

Adoptions & Pre-Planning Engineer
Developer Services



Pre-planning enquiry

Application form

Please complete this form and return it to us at



developer.services@thameswater.co.uk or



Thames Water, Developer Services,
Clearwater Court, Vastern Road, Reading, RG1 8DB

Application for a pre-planning enquiry

Please complete ALL relevant sections of this form in BLOCK CAPITALS

Use this form to find out if there's existing capacity in our network for your proposed development. Please ensure you complete the form in full and we'll respond within 21 calendar days from receipt of your completed application form. We'll let you know if sufficient capacity already exists in the network or if further modeling will be needed to determine if network adjustments or reinforcement will be required.

Is your application for:

Clean Water	Clean Water Supply - relating to the provision of safe and clean water for consumption	<input type="checkbox"/>	£160 +VAT
	Foul Sewage Management - relating to the disposal and treatment of wastewater	<input checked="" type="checkbox"/>	
Waste Water	Surface Water Management - relating to surface water	<input type="checkbox"/>	£185 +VAT
	Combined Foul and Surface Water Management - relating to both foul and surface water	<input type="checkbox"/>	

Section A - About you

(i) Details of applicant

Company name	G H Bullard & Associates		
	Developer <input type="checkbox"/>	Consultant <input checked="" type="checkbox"/>	Land promoter <input type="checkbox"/> SLP <input type="checkbox"/> NAV <input type="checkbox"/> Other <input type="text"/>
Title	Mr <input checked="" type="radio"/>	Mrs <input type="radio"/>	Ms <input type="radio"/> Miss <input type="radio"/> Dr <input type="radio"/> Other <input type="text"/>
First name(s)	Jeff		
Last name	Horner		
Preferred phone no.	01359235071		
Alternative phone no.			
Email address	jeff@ghbullard.co.uk		
Full postal address	Address line 1	27 Barton Road	
	Address line 2		
	Town	Thurston	
	County	Suffolk	Postcode IP31 3PA

(ii) Who should we contact to discuss the application?

Applicant ☒ Nominated contact ☐ (Please tick one)

If nominated contact:

Company name			
	Developer <input type="checkbox"/>	Consultant <input type="checkbox"/>	Land promoter <input type="checkbox"/> SLP <input type="checkbox"/> NAV <input type="checkbox"/> Other <input type="text"/>
Title	Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Ms <input type="checkbox"/> Miss <input type="checkbox"/> Dr <input type="checkbox"/> Other <input type="text"/>
First name(s)			

Last name	<input type="text"/>		
Preferred phone no.	<input type="text"/>		
Alternative phone no.	<input type="text"/>		
Email address	<input type="text"/>		
Full postal address	Address line 1	<input type="text"/>	
	Address line 2	<input type="text"/>	
	Town	<input type="text"/>	
	County	<input type="text"/>	Postcode <input type="text"/>

Section B - About the site

(i) Your site address

Same as applicant ☐ Same as nominated contact ☐ At another location ☒
(Please tick one)

If another location:

Site name	<input type="text" value="Site FG"/>		
Full postal address	Address line 1	<input type="text" value="Forest Hall Road"/>	
	Address line 2	<input type="text"/>	
	Town	<input type="text" value="Stansted Mountfitchet"/>	
	County	<input type="text" value="Essex"/>	Postcode <input type="text" value="CM24 8TX"/>

Does the developer own the site? Yes ☒ No ☐ Don't know ☐

What is the local authority?

Ordnance Survey grid ref

Type of site Greenfield ☒ Brownfield ☐ Mixed ☐

How big is the site?
If the site was previously used as a brownfield site, what is the size in hectares?

(ii) Your planning status (If you've already started the planning process).

Must be completed

Is the development identified in the local plan?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, reference number	<input type="text"/>
Does it have outline planning permission?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, reference number	<input type="text"/>
Does it have full planning permission?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If Yes, reference number	<input type="text"/>
Does the development have building regulations permission?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

(iii) Your development

To enable us to determine whether the capacity is sufficient or whether further modelling and reinforcement of our network will be required please provide details of the properties currently existing on the site (where applicable) and how you will phase your development. The information you provide at this stage will help improve the accuracy of our assessment. If you have more than 6 phases for your development please add details on a separate sheet.

Property type	Existing site to be demolished	Proposed site						
		Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Total
Start on site date								
Date of Occupation								
General housing (total units)	0	36	275					311
Flat (total units)	0	12	75					87
Primary school (max. pupil capacity)								
Secondary school (max. pupil capacity)								
Boarding school (max. pupil capacity)								
Assembly hall (max. capacity)								
Cinema (max. capacity)								
Theatre (max. capacity)								
Sports hall (max. capacity)								
Hotel (total bedrooms)								
Guest house (total bedrooms)								
Motel (total bedrooms)								
Holiday apartment (total capacity)								
Leisure park (max. capacity)								
Caravan park standard (total spaces)								
Caravan site standard (total spaces)								
Camping site standard (total spaces)								
Camping site serviced (total spaces)								
Student accommodation (max. capacity)								
Public house (max. capacity)								
Restaurant / Day care centre (max. capacity)								
Drive in restaurant (max. capacity)								
Hospital (total beds)								
Nursing / Care home (total beds)								
Offices (gross internal area in m ²)	0			20000				20000
Shopping centre (gross internal area in m ²)								
Warehouse (gross internal area in m ²)								
Data centre (gross internal area in m ²)								
Commercial premises (gross internal area in m ²)								
Manufacturing unit (gross internal area in m ²)								
Other (please state units and description)								

Section C - About the water supply (Not required if only applying for sewerage connection).

(i) Phasing water supply for your development

If you already have a plan for the phasing of your development please give details below.

Property type	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
Date water connection required						
Estimated peak clean water flow rate (litre/sec), excluding fire supplies						
Break tank capacity, if any (m ³)						

If you're using a break tank please advise what measures you plan to take to avoid high peak flow over a short period of time.

Section D - About your sewerage connections (Not required if only applying for water connection).

(i) Your existing sewerage connections (brownfield site only).

Please give us details of your existing connections.

	Foul water	Surface water
Does the site have the following sewerage connections?	<input type="checkbox"/>	<input type="checkbox"/>
What is the type of discharge method?	<input type="checkbox"/> Gravity	<input type="checkbox"/> Gravity
	<input type="checkbox"/> Pumped	<input type="checkbox"/> Pumped
If sewage is pumped, what is the pump rate?	<input type="text"/> litres/sec	<input type="text"/> litres/sec
What is the existing impermeable area per connection?		<input type="text"/> m ²
What are the existing connection points? (For example, 'X' properties to TW manhole ref 'Y')		

(ii) Your proposed sewerage connections

Please give us details of your proposed connections.

	Foul water	Surface water
Does the site have the following sewerage connections?	<input type="checkbox"/>	<input type="checkbox"/>
What is the type of discharge method?	<input type="checkbox"/> Gravity	<input type="checkbox"/> Gravity
	<input type="checkbox"/> Pumped	<input type="checkbox"/> Pumped
If sewage is pumped, what is the pump rate?	N/A <input type="text"/> litres/sec	<input type="text"/> litres/sec
What is your proposed approach to surface water drainage?		<input type="checkbox"/> Sustainable drainage system (SuDS)
		<input type="checkbox"/> Traditional piped system
Do you propose using separate highway surface water drainage systems?		<input type="checkbox"/> Yes <input type="checkbox"/> No
If the surface water rate is attenuated, to what rate is it attenuated?		<input type="text"/> litres/sec
What is the proposed impermeable area per connection?		<input type="text"/> m ²
What are the proposed connection points? (For example, 'X' properties to TW manhole ref 'Y')	311 General Housing and 87 Flats and 20,000m squared Offices across the 3 phases will drain via a gravity connection to TW Foul Manhole Reference Number: 8003	

Please note: The developer is expected to follow the local authority's drainage strategy and be able to demonstrate how the proposed (attenuated) discharge rate of any surface water flows have been calculated. For developments in Greater London, please refer to the London Plan Drainage Hierarchy (Policy 5.13). We will challenge the rates provided if they are not in line with those based on the local drainage strategies.

Section E - What next?

(i) What we need to process your application:

- ☒ Completed application (ensure all relevant sections of this form are completed in full)
- ☒ Site location plan (showing the site with nearby buildings, road and any sewers)
- ☒ Scaled site layout (showing existing and proposed layouts including Point of Connection to our water network)
- ☐ Site drainage strategy plan (if available at this stage showing all proposed sewers, pipe sizes and gradients)
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- ☐ Connectivity survey (to our network rather than to our water network)

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Please note: without this information we may need to make assumptions about your requirements when calculating your budget estimate (if requested).

(ii) How we'll use this information

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By cheque Please make it payable to Thames Water Utilities Ltd and write the site address on the back

Please include the minimum information we've requested on pages 5 and 6 (if applicable). Otherwise, we'll consider this an incomplete application, which will delay the process.

(iv) Declaration

Print name	JEFF HORNER
Job title	Partner
Company	GHBullard & Associates
Date	10/07/2025
Signature	<div>Jeff Horner</div> <div>Digitally signed by Jeff Horner Date: 2025.07.10 10:27:17 +01'00'</div>

(v) Submitting your application

Please send your completed form to receive your capacity check in 21 calendar days:

Via email:

developer.services@thameswater.co.uk

Or send to:

Thames Water Developer Services, Clearwater Court, Vastern Road, Reading RG1 8DB



Get in touch with us

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0800 009 3921

Monday – Friday, 8am – 5pm



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Clearwater Court, Vastern Road, Reading,
Berkshire RG1 8DB

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or audio-tape upon request.



Bowen Fisk

GHBullard & Associates LLP
27 Barton Road
Thurston, Suffolk.
IP31 3PA



23 July 2025

Pre-planning enquiry: Capacity concerns (Foul Water)

Dear Bowen,

Thank you for providing information on your development

Site Address: **Site FG, Forest Hall Road, Stansted Mountfitchet, CM24 8TX**

Proposed 311 general housing units, 87 flats units and 20000 sqm office to be built.

Proposed FW to be discharge into FWMH TL51248003 VIA Gravity

Surface water is not to be discharged into the TW network.

We have completed the assessment of the foul water flows based on the information submitted in your application with the purpose of assessing sewerage capacity within the existing Thames Water sewer network.

Foul Water

We've assessed your **foul water** proposals but unfortunately, we're unable to meet the needs of your **full** development at this time.

To ensure we make the appropriate upgrades – or 'off-site reinforcement' – to serve the remainder of your development, we'll need to carry out modelling work, design a solution and build the necessary improvements. This work is done at our cost.

Once we've begun modelling, we may need to contact you to discuss changing the connection point for capacity reasons. Please note that we'll pay the cost of covering any extra distance if the connection needs to be made at a point further away than the nearest practicable point of at least the same diameter.

How long could modelling and reinforcement take?

Typical timescales for a development of your size are:

Modelling: 9-12 months

Design: 6 months

Construction: Up to 18 months*

Total: Up to 36 months

*(dependent on Traffic Management, Local Authority and Third Party Landowners)

If the time you're likely to take from planning and construction through to first occupancy is longer than this, we'll be able to carry out the necessary upgrades in time for your development. If it's shorter, we may seek planning conditions, please contact me on the number below to discuss the timing of our activities.

What do you need to tell us before we start modelling?

We will only carry out modelling once we're confident that your development will proceed. In order to have this confidence, we'll need to know that you **own the land and have either outline or full planning permission**. Please email this information to us as soon as you have it.

If the modelling shows we need to carry out reinforcement work, then before we start construction we'll need you to supply us with notification that you've confirmed your F10 – Notification of construction project - submission to the Health and Safety Executive.

Surface Water

In accordance with the Building Act 2000 Clause H3.3, positive connection of surface water to a public sewer will only be consented when it can be demonstrated that the hierarchy of disposal methods have been examined and proven to be impracticable. Before we can consider your surface water needs, you'll need written approval from the lead local flood authority that you have followed the sequential approach to the disposal of surface water and considered all practical means.

The disposal hierarchy being:

- 1) rainwater use as a resource (for example rainwater harvesting, blue roofs for irrigation)
- 2) rainwater infiltration to ground at or close to source
- 3) rainwater attenuation in green infrastructure features for gradual release (for example green roofs, rain gardens)
- 4) rainwater discharge direct to a watercourse (unless not appropriate)
- 5) controlled rainwater discharge to a surface water sewer or drain
- 6) controlled rainwater discharge to a combined sewer.

Where connection to the public sewerage network is required to manage surface water flows we will accept these flows at a discharge rate in line with CIRIA's best practice guide on SuDS or that stated within the sites planning approval.

Please see our [FAQ's leaflet](#) for additional information.

What do I need to do next?

If you've satisfied the points above, then you should compare your own timeline with the typical timescales we've suggested for our activities. If the time you're likely to take from planning and construction through to first occupancy is **more** than the total time we're likely to take, we'll be able to carry out the necessary upgrades in time for your development.

If you've any further questions, please contact me on **07747642636**.

Yours sincerely

Nathanael Bryant Sanjaya

Developer Services – Adoptions Engineer

Office: 0800 009 3921

Mobile: 07747642636

Nathanaelbryant.sanjaya@thameswater.co.uk

Clearwater Court, Vastern Road, Reading, RG1 8DB

