

## Reigate & Banstead – Development Management Plan 2018-2027 Submission Version Consultation, January 2018 – Thames Water Comments on Potential Development Sites

Site ID	Site Name	Waste Response	Additional Comments
57080	136-168 High Street, Banstead SM7 2NZ	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
57087	164 Bletchingley Road, Merstham	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
52455	16-46 Cromwell Road, Redhill RH1 1RT	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
57105	59-61 Brighton Road, Horley RH6 7HJ	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
18265	Albert Road North Industrial Estate, Reigate RH2	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
52453	Banstead Community Centre, Park Road, Banstead SM7 3AJ	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
56926	Bellway House, Station Road, Merstham RH1 3YU	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
29876	Church of Epiphany, Mansfield Drive, Merstham RH1 3JP	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

57083	East Surrey Hospital, Canada Ave, Redhill, RH1 5RH	Due to the complexities of wastewater networks the level of information contained in this document does not allow Thames Water to make a detailed assessment of the impact the proposed housing provision will have on the wastewater infrastructure. To enable us to provide more specific comments on the site proposals we require details of the Local Authority's aspiration for each site. For example, an indication of the location, type and scale of development together with the anticipated timing of development. Thames Water would welcome the opportunity to meet to discuss the wastewater infrastructure needs relating to the Local Plan.	
57104	Former Chequers Hotel, Bonehurst Road, Horley RH6 8PH	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
31620	Former Longmead Centre, Holland Close, RH1 1HT	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
52459	Former Oakley Centre, Radstock Way, Merstham RH1 3NT	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
31617	Gloucester Road Car Park, Redhill, RH1 1BS	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
57102	Hartswood Nursery	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
52471	High Street Car Park, Horley RH6 7BN	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
52475	HOR6 - 50-66 Victoria Road, Horley RH6 7PZ (Reviewed Oct17)	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

57103	Horley Library, Victoria Road, Horley RH6 7AG	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
52473	Horley Police Station, 15 Massetts Road, Horley RH6 7DQ	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
57108	Horley Strategic Business Park	The wastewater network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a potential wastewater network capacity constraint, the developer should liaise with Thames Water to determine whether a detailed drainage strategy informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	<p>Both the process (STWs) team and network team have looked at this site and based on the level of information provided have advised the following:</p> <p>Although indicative scale of development has been provided it hasn't provided the detail required to fully assess the impact.</p> <p>The works at Lee Street is Thames Water's Horley STW. Without knowing the load/ flows anticipated from the commercial development it is difficult to fully assess and understand whether the STW or local network will need any upgrades.</p> <p>Early engagement between the developers and Thames Water would be beneficial to understand:</p> <ul style="list-style-type: none"> <li>• What drainage requirements are required on and off site for this strategic employment area</li> <li>• Clarity on what loading/flow from the development is anticipated.</li> </ul> <p>Trade effluent consent may also be required depending on the type of industry being proposed.</p>
52466	Land adjacent to the Town Hall, Castlefield Road, Reigate RH2 0SH	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

52480	Land at Bonehurst Road, Horley	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
52469	Land at Dovers Farm, Woodhatch, Reigate	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
52462	Land at Hillsbrow, Redhill	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
57076	Land at Kents Field, Rectory Lane, Chipstead	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
52479	Land at Meath Green Lane, Horley	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
57106	Land off The Close and Haroldsea Drive, Horley	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
57088	Land south of Bletchingley Road, Merstham	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
57077	Land south of Fairacres, Axes Lane, Salfords	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
57078	Land south of Fairacres, Axes Lane, Salfords	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
57101	Land west of Castle Drive	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
57085	Land west of Copyhold Works and former Copyhold Works	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

52465	Library and Pool House, Bancroft Roadf, Reigate RH2 7RP	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
57089	Oakley Farm, off Bletchingley Road, Merstham	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
52456	Quarryside Business Park, Thornton Side, Redhill RH1 2LJ	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
57082	Reading Arch Road/Brighton Road North, Redhill RH1 1HG	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
29873	RED5 - Merstham Library, Weldon Way, Merstham RH1 3QB (Reviewed Oct17)	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
31618	RTC4 - Colebrook, Noke Drive, Redhill RH1 1PT (Reviewed Oct17)	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
52467	SSW2 - Land at Sandcross Lane, South Park, Reigate (Reviewed Nov17)	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	
52476	Telephone Exchange, Victoria Road South, Horley RH6 7AS	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	

57079	The Horseshoe, Banstead SM7 2BQ	Due to the complexities of wastewater networks the level of information contained in this document does not allow Thames Water to make a detailed assessment of the impact the proposed housing provision will have on the wastewater infrastructure. To enable us to provide more specific comments on the site proposals we require details of the Local Authority's aspiration for each site. For example, an indication of the location, type and scale of development together with the anticipated timing of development. Thames Water would welcome the opportunity to meet to discuss the wastewater infrastructure needs relating to the Local Plan.	
57075	Treetops/Trentham, Peeks Brook Lane, Horley	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Further investigation is required to determine where this will connect.
57074	Woodlea Stables, Peeks Brook Lane, Horley	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Further investigation is required to determine where this will connect.