

Site Allocations consultation

AW Reference:	17469
LPA Reference:	Maldon District SHLAA Nov 2016

- PLEASE READ**
1. The information and RAG status for each proposed site has been assessed considering existing commitments but on an individual site basis. The cumulative impact from all of the proposed sites on the allocated treatment or network resource is not indicated by the RAG status. It should be noted therefore that the cumulative effect of all of the identified allocated sites may require enhancement to capacity. This impact will be advised separately
2. Please note that where dwelling numbers have not been stated, capacity assessment has been based on a 30 properties per hectare.
3. Should all the available capacity be taken up at the WRC then upgrade to the works may be required that may involve seeking consent from the Environment Agency for an increase in discharge of final effluent.
4. All new development sites will reduce the wastewater network capacity. Therefore mitigation measures will be required to ensure flooding risk is not increased.
5. Available capacity in FW networks will be determined by more detailed analysis. For developments of greater than 10 properties it is assumed that some enhancement to capacity may be required
6. SW capacity assessment reflects Anglian Water's preferred method of surface water disposal of using a sustainable drainage system (SUDS) with connection to sewer seen as the last option. This is in line with Planning Policy Statement 25: Development and Flood Risk emphasises the role of SUDS and introduces a presumption that they will be used in all developments.

RAG Key		
Red	Major Constraints to Provision of infrastructure and/or treatment to serve proposed growth	
Amber	Infrastructure and/or treatment upgrades required to serve proposed growth or diversion of assets may be required	
Green	Capacity available to serve the proposed growth	
N/A	Outside Anglian Water's boundary of water supply and / or service for sewerage treatment purposes	

P&E Team							SPE							ADMC		Overall RAG rating
Site Ref	Grid Reference	Parish	Location	Site Area Ha	Potential Housing Numbers	Land Use	Water Recycling Centre (WRC)	Catchment OCD	WRC capacity (see note 1)	Foul Sewerage Network capacity (see note 5)	Waste Water Surface Water Network capacity (see note 6)	Additional Comments		Assets Affected	Additional Comments	
9008	#N/A	Tollesbury	Site B: Land to the east of Mell Road and South East of Wycke Lane, Tollesbury, Maldon	9.21	276	Residential	TOLLESBURY STW	TOLLSC	Red	Amber	Red	Will require enhancement to treatment capacity		Green		AMBER
2238	TL9673110341	Tollesbury	The Yacht Harbour, Tollesbury, Maldon	11.35	341	Residential	TOLLESBURY STW	TOLLSC	Red	Amber	Red	Will require enhancement to treatment capacity		Green		AMBER
3433a	TL9652510233	Tollesbury	Woodrolfe Farmhouse, Tollesbury, Maldon	0.50	15	Residential	TOLLESBURY STW	TOLLSC	Red	Amber	Red	Will require enhancement to treatment capacity		Green		AMBER
3433b	TL9644410457	Tollesbury	Fields adjacent to Woodrolfe Farmhouse, Woodrolfe Farm Lane, Tollesbury, Maldon	3.90	117	Residential	TOLLESBURY STW	TOLLSC	Red	Amber	Red	Will require enhancement to treatment capacity		Green		AMBER
4332	TL9659810717	Tollesbury	41 Woodrolfe Road & land adj Unit 4, 4 Oyster Business Centre, Tollesbury, Maldon	0.73	22	Residential	TOLLESBURY STW	TOLLSC	Red	Amber	Red	Will require enhancement to treatment capacity		Amber	Encroachment risk to WRC (TOLLST)	AMBER
4441e	TL9569610842	Tollesbury	Hunts Farm, Tollesbury, Land off Station Road,	0.61	18	Residential	TOLLESBURY STW	TOLLSC	Red	Amber	Red	Will require enhancement to treatment capacity		Green		AMBER
4441f	TL9586610793	Tollesbury	Hunts Farm, Tollesbury, Land off Endeavour Close and Valkyrie Close	0.82	25	Residential	TOLLESBURY STW	TOLLSC	Red	Amber	Red	Will require enhancement to treatment capacity		Green	Sewer Pipe crosses through	AMBER
4486b	TL9506110515	Tollesbury	Land north of 80 West Street, Tollesbury, Maldon	0.09	3	Residential	TOLLESBURY STW	TOLLSC	Red	Green	Red	Will require enhancement to treatment capacity		Green		GREEN
4500	TL9663110774	Tollesbury	Woodrope Building, Woodrolfe Road, Tollesbury, Maldon	0.81	24	Residential	TOLLESBURY STW	TOLLSC	Red	Amber	Red	Will require enhancement to treatment capacity		Amber	Encroachment risk to WRC (TOLLST)	AMBER
6011	TL9634109985	Tollesbury	Land adjacent to 8 Wycke Lane, Tollesbury	0.04	1	Residential	TOLLESBURY STW	TOLLSC	Red	Green	Red	Will require enhancement to treatment capacity		Green		GREEN
9007	TL9601310033	Tollesbury	Site A: Land to the south and west of Mell Road, off Wycke Lane, Tollesbury, Maldon	11.83	355	Residential	TOLLESBURY STW	TOLLSC	Red	Amber	Red	Will require enhancement to treatment capacity		Green		AMBER
9024	TL9625410623	Tollesbury	North of Woodrolfe Road	1.76	53	Residential	TOLLESBURY STW	TOLLSC	Red	Amber	Red	Will require enhancement to treatment capacity		Amber	Encroachment risk to WRC (TOLLST); Sewer Pipe crosses through	AMBER
9036	TL9636110300	Tollesbury	Land rear of Hyacinth Close	0.16	5	Residential	TOLLESBURY STW	TOLLSC	Red	Green	Red	Will require enhancement to treatment capacity		Green	Sewer Pipe crosses through	GREEN
9070	TL9497210611	Tollesbury	Land east of Garlands Farm, Tollesbury	6.2	186	Residential	TOLLESBURY STW	TOLLSC	Red	Amber	Red	Will require enhancement to treatment capacity		Green		AMBER
9079	TL9516910632	Tollesbury	Carrington Farm and Garlands Farm, West Street and North Road	5.01	150	Residential	TOLLESBURY STW	TOLLSC	Red	Amber	Red	Will require enhancement to treatment capacity		Green		AMBER
9092	TL9510410249	Tollesbury	Land south of West Street	18.26	548	Residential	TOLLESBURY STW	TOLLSC	Red	Amber	Red	Will require enhancement to treatment capacity		Green		AMBER