

Land Interest Questionnaires (LiQ) and TDRA

The best way to stop Thames Water's TDRA sewage scheme is to campaign against it. No TDRA means no tunnelling under people's houses, no destruction of green spaces and no extra treated sewage in the Thames.

People receive an LiQ because they are identified as having a land interest that will be affected by TDRA.

Completing the LiQ ensures that you have "reserved a seat at the table" and are kept informed about statutory consultations and the status of Thames Water's TDRA planning application.

We encourage people that have received an LiQ to complete it if they are happy to do so.

See the notes below for how the process works.

TDRA Land Interest Questionnaires - Brief Notes

- If you live above any proposed TDRA tunnelling route area or in an area up to 200 or 300 metres from any above ground TDRA infrastructure you probably should have received a Land Interest Questionnaire (LiQ) from Thames Water (contractors are Jacobs-Mott MacDonald) in the last few months.
- You are not obliged to complete the LiQ, at this time. However, Thames Water may, in the future, seek authorisation from the Planning Inspectorate to issue a "Land Interest Notice" which will require people to provide information.
- Thames Water need to get the LiQs completed to fulfil their obligations to identify landowners/ residents under The Planning Act 2008 for the Statutory Consultation and planning application.
- Section 42 and Section 44 of The Planning Act 2008 require Thames Water to identify and consult with specific persons. The act describes three categories of persons -Category 1, 2, and 3.
- Thames Water **must** show how it has taken account of the category 1, 2 and 3 (section 42) responses to the Statutory Consultation in 2025. Later (if it comes to it) these persons have the right to be automatically part of certain aspects of the Planning Inspectorate process.

Contacts

The email address for TDRA engagement manager is: Conor.Loughney@thameswater.co.uk

The email address for Land enquiries is: property.TDRA@thameswater.co.uk

The TDRA general enquiry email is: info.TDRA@thameswater.co.uk

TDRA Land Interest Questionnaires and TDRA – a more detailed explanation.

At the end of 2024, in Jan 2025 and in Apr 2025 Thames Water (or its contractors Jacobs- Mott MacDonald) sent out Land Interest Questionnaires (LiQ) to people that live in properties either above proposed TDRA tunnelling routes or (the Apr LiQs) properties close to proposed above ground infrastructure.

The LiQ questionnaire allows Thames Water to confirm property ownership details as required by The Planning Act . Thames Water needs to confirm these details because there are certain persons / landowners that Thames Water MUST consult with, both at the statutory consultation (2025) and the actual planning application (2026).

Statutory Consultation and the Planning Act - who MUST be consulted

Anyone can go to the Statutory Consultation and respond to it. **However**, Section 42 and Section 44 of the Planning Act 2008 requires Thames Water to **identify and consult with specific persons** as described in the Act. The act describes three categories of persons -Category 1, 2, and 3. These persons must be consulted with as described under section 42 of the planning act.

Link to the Planning Act 2008 <https://www.legislation.gov.uk/ukpga/2008/29/section/42>

How does Thames Water identify persons with Land Interests?

Thames Water uses what is called the “red line boundary” of the TDRA project to identify category 1,2 and 3 persons / landowners. This red line boundary is from the scoping report of Dec2024 and is shown at the end of this document.

Persons in Categories 1 and 2 are likely to be within the “red line boundary” of the project. For TDRA this will mostly be properties affected by tunnel construction.

Persons in Category 3 are likely to be outside of the “red line boundary” – possibly up to 300 metres from where above ground infrastructure works may take place. This wider area relates to impacts of noise, dust, vibration etc from TDRA. A rough map showing a “wider area” radius around proposed above ground works is shown at the end of this document.

Why does it matter?

Thames Water **must** clearly show it has identified Category 1,2 and 3 persons. It **must** consult with category 1,2 and 3 persons as part of the Statutory Consultation. It must then show how it has taken account of the category 1, 2 and 3 person responses (section 42 responses) to the consultation. Later (if it comes to it) category 1,2 and 3 persons have the right to be automatically part of the Planning Inspectorate process.

If you have not received an LiQ and think you should have or if you have any questions about the LiQs then contact Thames Water Land Team / Engagement Manager using the emails below. I suggest you address emails to Conor Loughney or the Land Team- but include both emails.

Link to guidance: <https://www.gov.uk/guidance/nationally-significant-infrastructure-projects-and-the-people-and-organisations-involved-in-the-process>

What if you don't want to fill in an LiQ?

There is no obligation to complete a Land Interest Questionnaire. However, Thames Water do need to identify relevant landowners/persons and are obliged to show they have acted with “due diligence” in identifying persons affected by TDRA. That is why they have been making repeat visits, leaving extra questionnaires at people's houses, possibly phone calls etc.

Should Thames Water deem it necessary they can ask the Planning Inspectorate to issue a “Land Interest Notice” to persons that have not responded to an LiQ. A “Land Interest Notice” has more clout than the LiQ from Thames Water and it is an offence not to respond to it.

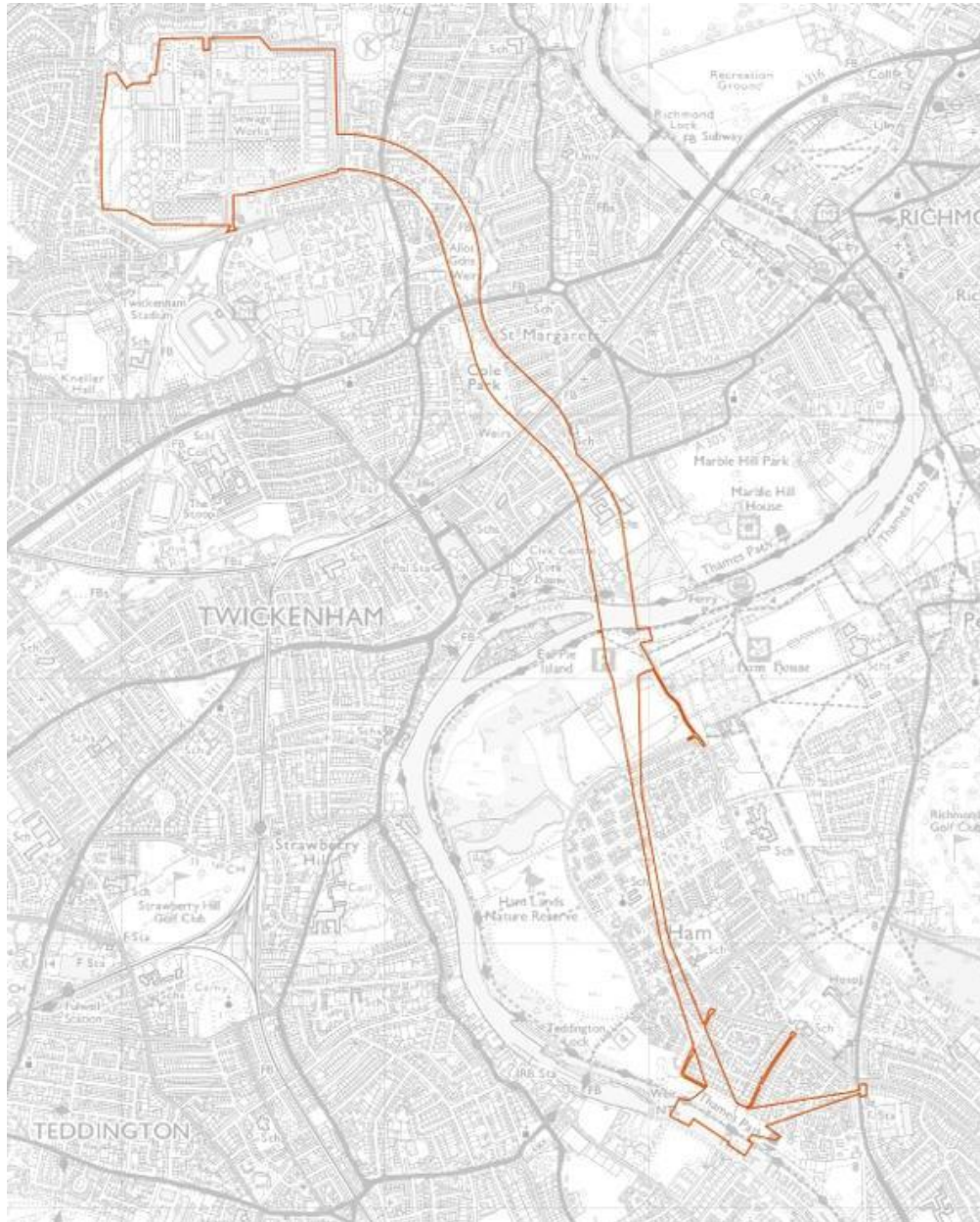
Contacts

The email address for TDRA engagement manager is: Conor.Loughney@thameswater.co.uk

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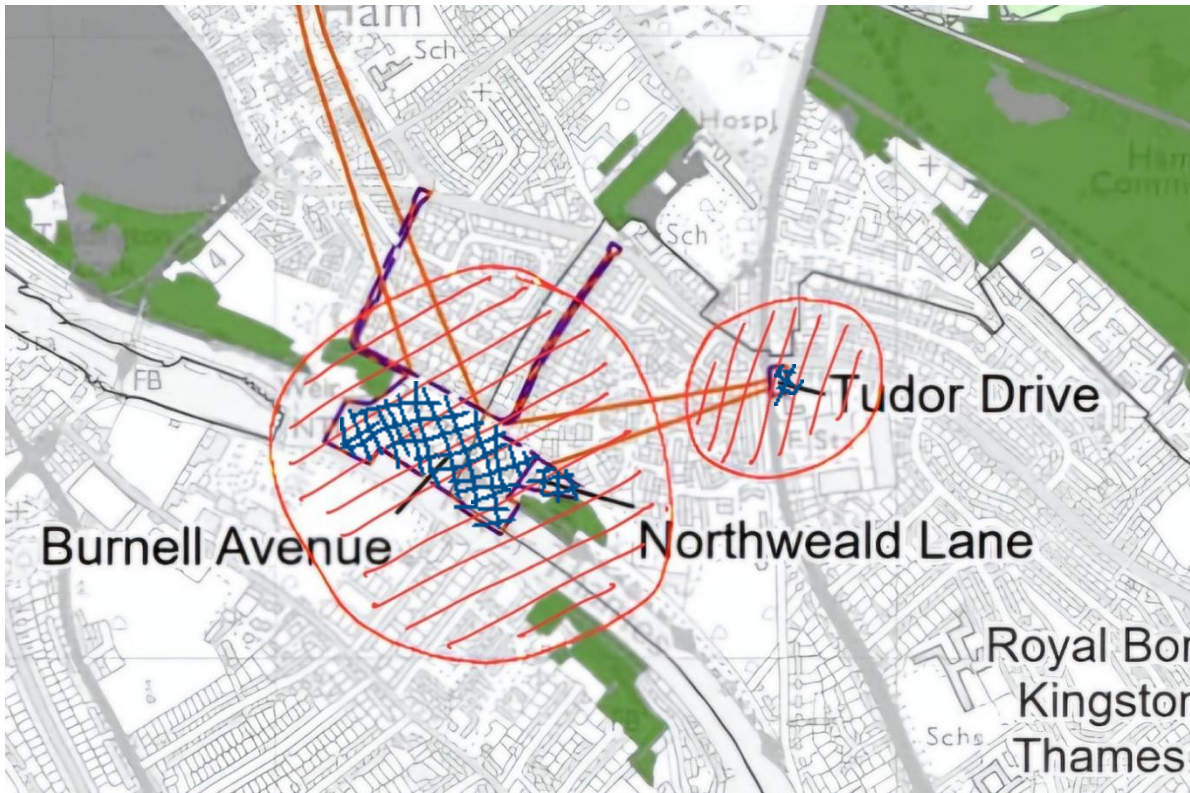
Below -Thames Water TDRA core Scoping area – red line boundary



Above is the area of Thames Water’s core scoping area

Detailed scoping area

Below – approx. 300m (wider area) radius for Burnell Open Space TDRAs works (includes construction of abstraction facility, abstraction shaft, outfall and outfall shaft; the Northweald Lane option for the TLT connection and possibly a trenched tunnel towards the TLT connection). The smaller 300m area is the Tudor Drive pocket park TLT connection option. BLUE Hatching shows the above ground construction areas.



Below- approx. 300m (wider area) radius for Mogden STW TDRAs works. West side the construction works entail shaft construction and spoil removal from the conveyance tunnel. East side construction is primarily of the TTP. BLUE Hatching shows the above ground construction areas.

