



## Planning Policy

Thames Water Utilities Ltd

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4 August 2014

Dear Sir/Madam

### Re: DRAYTON NEIGHBOURHOOD PLAN

Thank you for contacting Thames Water Utilities Ltd (Thames Water) regarding the Drayton Neighbourhood Plan.

Thames Water are the statutory water and sewerage undertaker for the village of Drayton

#### **General Comments on Sewerage/Wastewater Infrastructure capacity:**

New development should be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 156 of the National Planning Policy Framework (NPPF), March 2012, states:

***“Local planning authorities should set out strategic policies for the area in the Local Plan. This should include strategic policies to deliver:.....the provision of infrastructure for water supply and wastewater....”***

Paragraph 162 of the NPPF relates to infrastructure and states:

***“Local planning authorities should work with other authorities to: assess the quality and capacity of infrastructure for water supply and wastewater and its treatment.....take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.”***

The new web based National Planning Practice Guidance (NPPG) published in March 2014 includes a section on ‘water supply, wastewater and water quality’ and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The introduction to this section also sets out that ***“Adequate water and wastewater infrastructure is needed to support sustainable development”*** (Paragraph: 001, Reference ID: 34-001-20140306).

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### **Specific Comments on Drayton STW (Sewage Treatment Works)**

The village of Drayton is served by Drayton STW in the south east of the village. The works also serves the villages of Steventon, Milton (northern area) and Sutton Courtenay and therefore any development in these locations will have a direct impact on the STW. The current levels of growth envisaged in Drayton and the other local catchment villages highlight that an upgrade to the sewage works is likely to be required in our next business plan.

### **Specific Comments on Drayton Neighbourhood Plan**

Please find attached an excel spreadsheet which provides specific comments relating to the 3 sites identified for housing within the Neighbourhood Plan.

In general local network improvements are likely to be required as there are network capacity constraints in the area. Thames Water would like to work with the Neighbourhood Forum and local developers to ensure that these constraints are addressed prior to development coming forward.

### **Proposed Policy on Water and Wastewater Infrastructure**

It is important that developers demonstrate that at their development location adequate capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water & sewerage infrastructure. Where there is a capacity problem and no improvements are programmed, then the developer needs to contact the water company to agree what improvements are required and how they will be funded prior to any occupation of the development.

It is therefore important that the Drayton Neighborhood Plan considers the net increase in water and waste water demand to serve proposed developments and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided.

Thames Water therefore recommend that developers engage with them at the earliest opportunity to establish the following:

- The developments demand for water supply and network infrastructure both on and off site and can it be met
- The developments demand for Sewage Treatment and network infrastructure both on and off site and can it be met
- The surface water drainage requirements and flood risk of the development both on and off site and can it be met

Thames Water consider that in light of the absence of an up to date adopted Local Plan and to accord with the NPPF there should be a section on 'Infrastructure and Utilities' in the Drayton Neighbourhood Plan which should make reference to the following:

"Water Supply & Sewerage Infrastructure

*It is essential that developers demonstrate that adequate water supply and sewerage infrastructure capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water & sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, then the developer needs to contact the water company to agree what improvements are required and how they will be funded prior to any occupation of the development.*

*Further information for Developers on water/sewerage infrastructure can be found on Thames Water's website at:*

*<http://www.thameswater.co.uk/cps/rde/xchg/corp/hs.xsl/558.htm>*

*Or contact can be made with Thames Water Developer Services*

*By post at: Thames Water Developer Services, Reading Mailroom, Rose Kiln Court, Rose Kiln Lane, Reading RG2 0BY;*

*By telephone on: 0845 850 2777;*

*Or by email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk)"*

It should be noted that in the event of an upgrade to Thames Water's assets being required, up to three years lead in time will be potentially necessary for the delivery of the infrastructure; alternatively the developer may wish to requisition the infrastructure to deliver it sooner.

We trust the above is satisfactory, but please do not hesitate to contact Thames Water if you have any queries.

Yours Faithfully



Mark Mathews  
Town Planning Manager  
**Thames Water Utilities Ltd.**