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12 October 2017

## South Oxfordshire Radley Neighbourhood Plan – Second Consultation Draft

Dear Sir/Madam,

Thank you for consulting Thames Water Utilities (Thames Water) regarding the above. Thames Water are the statutory water and sewerage undertaker for the Vale of White Horse area and are hence a “specific consultation body” in accordance with the Town & Country Planning (Local Development) Regulations 2012.

We have the following comments on the Neighbourhood Plan:

### Specific Comments

#### Policy 4.11.3

##### Section PP.15 - Surface Drainage

Thames Water support Policy PP.15. We would however request the below amendment in order to ensure the policy remains robust

*“Development will be permitted where it is demonstrated that surface water drainage will not add to the existing site runoff or cause any adverse impact to neighbouring properties and the surrounding environment. ~~Unless it can be shown to be unnecessary~~ sites should incorporate Sustainable Urban Drainage (SUDs), with run-off rates no greater than greenfield sites. SUDs where possible should be designed so as to contribute towards the landscaping and biodiversity of the sites and provision should be made for their future maintenance.”*

##### Section PP.16 - Sewerage

Thames Water support Policy PP.16 and the amendments made following our consultation response earlier this year.

### Site Specific Comments

The attached table provides site specific comments from a desktop assessment on sewerage and water supply infrastructure, but more detailed modelling may be required to refine the requirements.

These sites have been assessed on an individual base with only limited opportunity to consider cumulative impacts. Therefore, the impact of multiple sites in the same area coming forward may

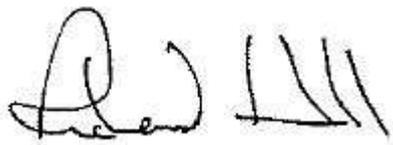
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have a greater impact. The scale, location and time to deliver any required upgrades will be determined after receiving a clearer picture of the location, type and scale of development together with its phasing. Thames Water welcomes the opportunity to work closely with the neighbourhood forum to identify the net increase in wastewater and water supply demand on our infrastructure.

We hope this is of assistance. If you have any questions please do not hesitate to contact Carmelle Bell on the above number.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Richard Hill', with a stylized flourish at the end.

**Richard Hill**  
Head of Property

All Sites for Development Plan Vale of White Horse - Radley Neighbourhood						
Created Date	Site ID	Site Name	ServiceType	Water Response	Waste Response	Additional comments
11/09/2017	37016	Land to the North West of Radley (ALLOCATED SITE PENDING)	Both	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered	Thames Water and the developer have had discussions regarding waset water network reinforcement
11/09/2017	45430	North Abingdon (DRAFT ALLOCATION)	Both	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered	
11/09/2017	37023	South Kennington - The Old Coal Yard (Draft Allocation)	Both	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered	Thames Water and the developer have had discussions regarding waset water network reinforcement