



Sent by email; [clerk@radleyvillage.org.uk](mailto:clerk@radleyvillage.org.uk)

 [thameswaterplanningpolicy@savills.com](mailto:thameswaterplanningpolicy@savills.com)

 0118 9520 500

November 2016

## South Oxfordshire Radley Neighbourhood Plan.

Dear Mr Coward,

Thames Water are the statutory water and sewerage undertaker for the South Oxfordshire District and the following comments are made in this respect.

### General Comments

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).***

### Specific Comments

In the main body of text on page 38 it states:

*“Thames Water have said they will need to undertake further major work to the main sewer on the Lower Radley side of the railbridge.”*

At our meeting in October 2016 I don't believe we said that this would definitely be required, But that something which could be required. Prior to this sentence being included, please can you provide confirmation as to where this was stated.

### Policy 4.11.3

Section PP.17 of Policy 4.11.3 states:

*“Development will be permitted where it is demonstrated that surface water drainage will not add to the existing site run-off 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 should be designed so as to contribute towards the landscaping and biodiversity of the sites and provision should be made for their future maintenance.”*

We propose the below amendments which will make this section of the policy more robust

Development will be permitted where it is demonstrated that surface water drainage will not add to the existing site run-off or cause any adverse impact to neighbouring properties and the surrounding environment. ~~Unless it can be shown to be unnecessary sites~~ **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.18 of Policy 4.11.3 states:

*“Development of the strategic sites will be permitted where preceded by a Drainage Survey and Report covering the whole area served by the outfall sewer demonstrating that there is adequate capacity both on and off the site to serve the development without leading to problems for existing users. Developers should meet the cost of the above Survey and Report and of consequential implementation measures.”*

Thames Water consider their standard wording to be more appropriate and as such we recommend the following is included.

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 sewerage and water infrastructure can be found on Thames Water’s website at: <https://developers.thameswater.co.uk/>

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: 0800 009 3921; or

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

## **Site Specific Comments**

### North West Radley

#### **Water Supply**

On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.

#### **Waste Water infrastructure**

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 is required. The detailed drainage strategy should be submitted with the planning application

PLEASE NOTE - There is an impact study currently underway to understand the issues fully and how they should be addressed.

### The Old Coal Yard

#### **Water Supply**

On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.

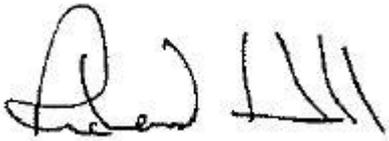
#### **Waste Water**

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 is required. The detailed drainage strategy should be submitted with the planning application

PLEASE NOTE - This response is based on an impact study that was completed in October 2015 and found that there was not enough capacity in the existing network to accommodate increased flow from 270 dwellings.

We hope this is of assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Richard Hill'. The signature is written in a cursive style with a large initial 'R' and 'H'.

Richard Hill  
Head of Property