



 thameswaterplanningpolicy@savills.com

Sent by email to:

planning.policy@whitehorsedc.gov.uk

 0118 9520 500

22 November 2017

Vale of White Horse – Local Plan 2031 Part 2: Detailed Policies and Additional Sites – Publication Version

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.

Specific Comments

Core Policy 14a: Upper Thames Strategic Storage Reservoir & Policies Map & Appendix D

As per our comments to the preferred options consultation in May this year, Thames Water support the safeguarded area for the Upper Thames Reservoir site between the settlements of Drayton, East Hanney and Steventon, as illustrated on the plan at Appendix D, as it reflects the latest plans for the proposal.

Site Specific Comments on Additional Sites

Our comments on the additional sites remain as was submitted in May 2017 to your preferred options consultation. To date Thames Water has worked closely with the Council on their Water Cycle Study which has helped inform their site selection process. Thames would like to continue working with the Council and would like to work more closely with the individual developers/promoters to understand when the proposed sites are likely to come forward.

Appendices

Section 2 of the Local Plan part 2 appendices has a specific section under General Requirements on Utilities. Thames would like to support this section, specifically the requirement for developers to enter into discussion with Thames Water as early as possible. In order to add clarity, as per the other specific sections, a reference to the Local Plan part 1 Core Policy 7 which directly relates to water and waste water infrastructure would be welcome.

Within the appendices under the Site Specific Requirements a section on Utilities is also included. Thames would like to request that this section is written more inline with the comments we have submitted on the specific sites, i.e. where it states '*upgrade the sewer network*', this is rephrased to state that '*upgrades to the sewer network may be required ahead of occupation*', as until the required drainage studies are undertaken, Thames Water are unable to confirm what upgrades if any are definitely required.

Water Resource Management Plan 19 (WRMP19) and Price Review 19 (PR19)

Thames will be submitting our draft WRMP19 to DEFRA by the 1st December 2017. We will then undertake a 3 month public consultation starting in January 2018.

Following the consultation it is anticipated that the final [plan will be submitted for approval during the second half of 2018. By mid 2019 the Secretary of State will decide whether or not to hold a Public Inquiry into the WRMP19

Thames are also currently working on the draft Business Plan for the next Price Review in 2019 which will cover the AMP7 (1st April 2020 to 31st March 2025).

Thames Water plan to hold a number of Local Engagement Forums covering WRMP19 and PR19. These are due to take place throughout February (dates to be confirmed).

We trust that our comments are of use. If you have any questions please do not hesitate to contact Carmelle Bell on 0118 9520 503

Yours sincerely

Richard Hill
Head of Property

Site ID	Site Name	Water Response	Waste Response	Additional Comments
53331	EHAN_C North of East Hanney	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are 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 informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	
54880	EHAN_D North-East of Hanney	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site provided foul water is discharged to the public sewer by gravity flow and not pumped and no surface water run-off is discharged to the public sewer.	

37046	GROV_A North West of Grove	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are 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 informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	
41240	HASC_A Harwell Campus	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are 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 informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	

52929	KBAG_A East of Kingston Bagpuize with Southmoor	The water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic water supply infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what water infrastructure is required, where, when and how it will be delivered.	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are 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 informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	
39923	MRCM_B South East of Marcham	The water network capacity in this area may be unable to support the demand anticipated from this development. Local upgrades to the existing water network infrastructure may be required to ensure sufficient capacity is brought forward ahead of the development. The developer is encouraged to work Thames Water early on in the planning process to understand what infrastructure is required, where, when and how it will be delivered	The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are 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 informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application	As a stand-alone site, Thames Water would have no concerns with this development provided foul water is discharged to the public sewer by gravity flow and not pumped and no surface water run-off is connected to the public sewer. However, we are concerned with the impact of the cumulative developments proposed for this area.

53082	SHIP_A Dalton Barracks (Shippon)	<p>We have concerns regarding Water Supply Capability in relation to this site. Specifically, the water supply network in this area is unlikely to be able to support the demand anticipated from this development. It will be necessary for us to undertake investigations of the impact of the development and completion of this will take several weeks. It should be noted that in the event of an upgrade to our assets being required, up to three years lead in time will be necessary. In this case we ask that the following paragraph is included in the Development Plan. "Developers will be required to demonstrate that there is adequate water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water infrastructure."</p>	<p>The wastewater network capacity in this area may be unable able to support the demand anticipated from this development. Local upgrades to the existing drainage infrastructure are 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 informing what infrastructure is required, where, when and how it will be delivered is required. The detailed drainage strategy should be submitted with the planning application</p>	
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