

Comment

Consultee	Ms Carmelle Belle (725556)
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Event Name	Vale of White Horse Local Plan 2031 Part One - Publication
Comment by	Thames Water Property Services ((Grd Floor East)) (Ms Carmelle Belle)
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Response Date	14/01/15 15:23
Consultation Point	Core Policy 20: Spatial Strategy for Western Vale Sub-Area (View)
Status	Submitted
Submission Type	Email
Version	0.3

Q1 Do you consider the Local Plan is Legally Compliant? No

Q2 Do you consider the Local Plan is Sound (positively prepared, effective and Justified) No

If your comment(s) relate to a specific site within a core policy please select this from the drop down list. West of Stanford-in-the-Vale

Q4 Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

e have significant concerns regarding Water Supply Capability in relation to this site. Specifically, the water supply network in this area is highly unlikely to be able to support the demand anticipated from this development. Significant water supply infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. In the first instance a detailed water supply strategy would be required from the developer to determine the exact impact on our infrastructure and

the significance of the infrastructure to support the development. It should be noted that in the highly likely event of an upgrade to our assets being required, there could be a period of over 3 years required for the delivery of the infrastructure, alternatively the developer may wish to requisition the infrastructure to deliver it sooner. We are also highly likely to request a Grampian style planning condition to ensure the infrastructure is in place ahead of occupation of the development.

We have concerns regarding Waste Water Services in relation to this site. Specifically sewage treatment capacity 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 into the impact of the development and completion of this, on average, takes 12 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 waste water 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 waste water infrastructure. We have concerns regarding Waste Water Services in relation to this site. Specifically, the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Drainage Infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. In the first instance a drainage strategy would be required from the developer to determine the exact impact on our infrastructure and the significance of the infrastructure to support the development. 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 potentially necessary for the delivery of the infrastructure, alternatively the developer may wish to requisition the infrastructure to deliver it sooner. We are also likely to request a Grampian planning condition to ensure the infrastructure is in place ahead of occupation of the development.