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## Oxford City - Summertown & St Margaret's Draft Neighbourhood Plan

Dear Sir / Madam,

Thames Water are the statutory water and sewerage undertaker for the Oxford City Area 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).***

### Omission of a Policy on Water and Wastewater Infrastructure

We consider that there should be a section on 'Infrastructure and Utilities' in the Neighbourhood Plan which should make reference to the following:

Developers need to consider the net increase in water and waste water demand to serve their 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 as this issue is so important that there should be a section on 'Infrastructure and Utilities' in the Summerton & St Margaret's 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 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;*

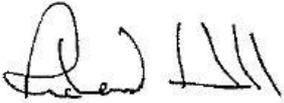
*by telephone on: 0800 009 3921; or*

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

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 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