

YOUR DETAILS

To make a valid response, please fill in the details below.

Your name and title (Required): Chris Colloff
Organisation (Optional): Thames Water Utilities Limited
Address including post code (Required): [REDACTED]
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Please tick if you wish to be added to our database to be updated on the progress of the new Local Plan (Optional).	<input type="checkbox"/>
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Response Box

Topic Heading: Developing our Vision and Objectives

Question Number: 5

Answer:

Consideration should be given to the sewerage infrastructure required to support new development sites. Where there is insufficient capacity within the existing network, Thames Water would be responsible for planning and delivering any network upgrades. The timescales for delivery can range from 18 months to 3 years and work would not commence until there is certainty development will come forward. There may therefore be a need for phasing conditions to be used to ensure development is not occupied until any network improvements have been completed.

Response Box

Topic Heading: Providing suitable and sustainable homes

Question Number: 6

Answer:

Consideration should be given to the availability and capacity of infrastructure. There may be a requirement to phase allocations to ensure there is sufficient time to deliver infrastructure upgrades ahead of occupation of development. Phasing conditions may be necessary for individual applications to ensure that occupation of development does not occur until any necessary infrastructure upgrades have been completed.

Response Box

Topic Heading: Addressing and adapting to climate change

Question Number: 32

Answer:

To help ensure that new development is resilient and adaptive to flood risk it will be necessary for new development to manage surface water as close to source as possible and to seek to minimise/avoid direct or indirect flows of surface water to the sewer network. Development should be required for follow a sustainable

drainage hierarchy and should aim to achieve greenfield run-off rates. Where pumped discharges are proposed rates should be limited to 2l/s/ha in line with CIRIA guidance.

To minimise the risk of sewer flooding, new development should be phased to align with delivery of sewerage infrastructure where upgrades are required. Policies in the local plan should make reference to the use of phasing condition to ensure development is not occupied until any necessary infrastructure upgrades are in place.

Basement development can be at an increased risk of sewer flooding from surcharging sewers due to its subterranean nature. To protect new basement development that is connected to the sewer network from the risk of sewer flooding, new basement development should be required to be fitted with a positive pumped device or similar.

Response Box

Topic Heading: Addressing and adapting to climate change

Question Number: 33

Answer:

As set out in responses to other questions, policies will need to help ensure that phasing conditions can be used to align occupation of development with infrastructure delivery. Failure to do so could result in development connecting to sewerage networks ahead of capacity being provided resulting in an increased risk of sewer flooding and pollution incidents.

With regard to water efficiency, Thames Water are not the water supplier in the area however, higher levels of water efficiency are supported as they would reduce the volume of foul flows. The optional requirement of 110l/p/d set out in Building Regs should be achieved as a minimum. For this to be secured through the Building Regs it is necessary for a planning condition to be attached to all approvals for new residential development, as set out in the Building Regulations. As a result a water efficiency condition should be standard for all new residential development. Any policy on water efficiency should also ensure that the wording can respond to any changes in water efficiency requirements in Building Regs or national policy to future proof the policy for delivery of higher water efficiency standards in the future. Any policy should also seek to encourage development to go beyond the optional water efficiency requirement in Building Regs and to seek to use sustainable sources of water such as rainwater harvesting systems.