

**From:** Thames Water Planning Policy [REDACTED]  
**Sent:** 06 October 2017 14:50  
**To:** Neighbourhood Planning  
**Cc:** [REDACTED]  
**Subject:** Wycombe District – Longwick Neighbourhood Plan  
**Attachments:** 17.10.06 L CB Wycombe District – Longwick NP - Prop Sub.pdf; 17.10.06 L CB Wycombe District – Longwick NP - Prop Sub - Site Specific reps.docx.pdf

Dear Sir/Madam,  
Please find our response to the above attached on behalf of Thames Water.  
Regards,  
Katherine Jones  
Planning Administrator  
Planning



Tel [REDACTED]  
Email [REDACTED]  
Website: [www.savills.co.uk](http://www.savills.co.uk)

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Wycombe District Council

Sent by email to:  
[neighbourhood.planning@wycombe.gov.uk](mailto:neighbourhood.planning@wycombe.gov.uk)



06 October 2017

## Wycombe District – Longwick Neighbourhood Plan

Dear Sir / Madam

Thames Water on the above document. Thames Water is the statutory water and sewerage undertaker for the whole of the Longwick Neighbourhood Plan area and is hence a “specific consultation body” in accordance with the Town & Country Planning (Local Development) Regulations 2012.

### Specific Comments

#### Policy A1 – Development at Longwick Village

Thames Water support this Policy A1 and its requirement to developers to demonstrate that there is adequate water supply and capacity to meet their additional need.

#### Section 3.5 (1) Infrastructure

Thames Water support the amendments made to Section 3.5 1(g) as request through our previous representations to previous reiterations of the plan.

### Site Specific Comments

The attached table provides site specific comments from a desktop assessment on sewerage and water supply infrastructure, but more detailed modelling may be required to refine the requirements.

These sites have been assessed on an individual base with only limited opportunity to consider cumulative impacts. Therefore, the impact of multiple sites in the same area coming forward may have a greater impact. The scale, location and time to deliver any required upgrades will be determined after receiving a clearer picture of the location, type and scale of development together with its phasing. Thames Water welcomes the opportunity to work closely with the neighbourhood forum to identify the net increase in wastewater and water supply demand on our infrastructure.

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,



**Richard Hill**  
**Head of Property**

Site ID	Site Name	Water Response	Waste Response	Additional Comments
55833	L1 Land on the Eastern side of Thame Road, Leading to Bar Lane (DRAFT ALLOCATION)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	The wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered	Thames Water advise that we have concerns with the potential impact of cumulative development proposed in the Longwick area. Thames Water would welcome early consultation concerning the proposed drainage strategy (both foul and surface water) and the potential build programme of any approved development.
46437	L2 - Land At Boxer Road, Barn Road (DRAFT ALLOCATION)	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 is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered	Thames Water advise that we have concerns with the potential impact of cumulative development proposed in the Longwick area. Thames Water would welcome early consultation concerning the proposed drainage strategy (both foul and surface water) and the potential build programme of any approved development.

46435	L3 Land off Thame Road, Chestnut Way (DRAFT ALLOCATION)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water advise that we have concerns with the potential impact of cumulative development proposed in the Longwick area. Thames Water would welcome early consultation concerning the proposed drainage strategy (both foul and surface water) and the potential build programme of any approved development.
52360	L4 Land To The South Of Rose Farm Thame Road Longwick (DRAFT ALLOCATION)	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 is unlikely to be able to support the demand anticipated from this development. Strategic drainage infrastructure is likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a wastewater network capacity constraint the developer should liaise with Thames Water and provide a detailed drainage strategy with the planning application, informing what infrastructure is required, where, when and how it will be delivered	Thames Water advise that we have concerns with the potential impact of cumulative development proposed in the Longwick area. Thames Water would welcome early consultation concerning the proposed drainage strategy (both foul and surface water) and the potential build programme of any approved development.

55835	L5 Land Adjacent to Red House Farm (DRAFT ALLOCATION)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water advise that we have concerns with the potential impact of cumulative development proposed in the Longwick area. Thames Water would welcome early consultation concerning the proposed drainage strategy (both foul and surface water) and the potential build programme of any approved development. Where development is being proposed within 15m of a pumping station, the developer or local authority should liaise with Thames Water to consider whether an odour and / or noise and / or vibration impact assessment is required as part of the promotion of the site and potential planning application submission. Any impact assessment would determine whether the proposed development would result in adverse amenity impact for new occupiers, as those new occupiers would be located in close proximity to a pumping station. There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.
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55834	L6 Land Adjacent to Anderdons Farm (DRAFT ALLOCATION)	On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.	On the information available to date we do not envisage infrastructure concerns regarding wastewater infrastructure capability in relation to this site.	Thames Water advise that we have concerns with the potential impact of cumulative development proposed in the Longwick area. Thames Water would welcome early consultation concerning the proposed drainage strategy (both foul and surface water) and the potential build programme of any approved development. There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.
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