



Wycombe District Council

thameswaterplanningpolicy@savills.com

Sent by email to:
risborough.expansion@wycombe.gov.uk

 0118 9520 500

16 July 2019

Wycombe District – Princes Risborough Expansion Supplementary Planning Documents – Consultation Draft June 2019

Dear Sir / Madam

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

General Comments

New development should be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 20 of the National Planning Policy Framework (NPPF), February 2019, states: **“Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for... infrastructure for waste management, water supply, wastewater...”**

Paragraph 28 relates to non-strategic policies and states: **“Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure...”**

Paragraph 26 of the NPPF goes on to state: **“Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary....”**

The web based National Planning Practice Guidance (NPPG) 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).**

The way water and wastewater infrastructure will be delivered has changed. From the 1st April 2018 all off site water and wastewater network reinforcement works necessary as a result of new

development will be delivered by the relevant statutory undertaker. Local reinforcement works will be funded by the Infrastructure Charge which is a fixed charge for water and wastewater for each

new property connected. Strategic water and wastewater infrastructure requirements will be funded through water companies' investment programmes which are based on a 5 year cycle known as the Asset Management Plan process.

Infrastructure Requirements

In light of the changes which took effect in April 2018, and which are set out above, we would request that a paragraph is included in the SPD which states:

“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 encourages developers to use their free pre-planning service (<https://www.thameswater.co.uk/preplanning>). This service can tell developers at an early stage if there will be capacity in Thames water and/or wastewater networks to serve their development, or what they will do if there is not.

The developer can then submit this communication as evidence to support a planning application and Thames can prepare to serve the new development at the point of need, helping avoid delays to housing delivery programmes.”

Site Specific Comments

The attached table provides site specific comments from a desktop assessment on sewerage and water supply infrastructure.

Please note due to the proximity of the site to the Prince Risborough STW, an odour assessment is required to ascertain the applicability of the proposed land use in such a close proximity to a sewage treatment works.

In addition there is an opportunity to deliver a strategic solution to the infrastructure for this area. It's therefore imperative the developers, Local Authority and Thames Water are engaged and work together to formalise a masterplan for this area so those strategic solutions can be realised.

We hope this is of assistance. If you have any questions please do not hesitate to contact Carmelle Textor on the above number.

Yours sincerely,

Thames Water Utilities Ltd