

Infrastructure Round Table meeting

14th April 2015

General feedback

- The meeting was another scene setting meeting – helping to build the group’s knowledge
- **Presenting at this evening’s meeting were Thames Water & BCC**
- Comment made about the target of housing likely to impact infrastructure in the next 10 years
- **Target is around 600 homes per year (the potential range was 500 – 700) – so 6,000 houses in next decade is a reasonable estimate**
- However, a reminder that this group has been formed to look at the infrastructure impact of the 5 reserve sites specifically.
- Some terminology used during the meeting:
 - Sewer network
 - Sewage Treatment Works
 - Water Resources = fresh water

Thames Water – Mark Mathews

- Mark is the sole Town Planner for Thames Water
- Common issues in the Thames Valley – either too much or too little water – flood or drought!
- Planning policy – within the NPPF and PPG
- Responding to planning applications – need to review:
 - Flooding
 - Water supply constraints
 - Pollution
 - Drainage and water supply infrastructure
 - Amenity
 - Odour
- Customer bills and infrastructure investment plans are set within a 5 year period – Thames Water now planning 2015 – 2020.
- **Delivering infrastructure**
 - **Relevant in the context of the Reserve Sites**
 - **Thames Water needs clarity on any new development, its scale and impact.**
- Infrastructure issues – wastewater network
 - Sewer flooding – limited capacity, groundwater, blockages etc.
 - Network upgrades will be required
 - Delivered by developer and/or Thames Water
 - Examples of solutions – pumping stations, sewer upsizing, onsite treatment

- **Sewer Impact Study would be carried out to assess if there are constraints in the capacity of a sewer network**
- There were specific discussions around sewage issues that had previously occurred at:
 - Hughenden Valley
 - Little Marlow STW (Sewage Treatment Works)
- Water Resources
 - Need to review short, medium and long term proposals
- Key input from a planning perspective
 - Work closely with council and developers on timings and phasing of development
- **Little Marlow treatment works – has enough capacity to cope with the next 5 years but new technology will be needed to increase capacity and maintain quality standards**

- **Conclusion – working closely with key stakeholders**
 - **Ensure that developments do not compromise the assets**
 - **Thames Water will review the impact of developments like the reserve sites which have recently come into the equation:**
 - **Water Resources – 20 year plus projections are made**
 - **Sewage Treatment Works**
 - **NB: minimum pressure that has to be delivered is 1 bar.**

Bucks County Council (BCC) – Flood Risk Assessments and SuDS (Sustainable Drainage Systems) in Development

- Environment Agency – has a strategic overview
- **Lead Local Flood Authority (BCC)**
- **Wycombe DC Planning – need to consult the lead local flood authority**
- **Water Companies** – responsible for managing risks of flooding and foul or combined sewer systems
- **Developers** – need to demonstrate that they have followed the hierarchy of drainage principle
- Flood Risk Assessments – will review rivers, watercourses, surface water, groundwater etc.
 - Review history of past flood events
 - Calculations on volumes and discharge rates should show no increase vs current
- Sequential Test and Exception Test
 - To steer developments to areas with lowest risk of flooding
 - High risk flood zones are at grade 2 or 3 for example
 - Test has to be passed to allow development to progress

- SuDS (Sustainable Drainage Systems)– balances Water Quality, Water Quantity and Amenity and Biodiversity
 - Impact of a development is therefore reduced
 - For example, draining at source rather than piping it away
 - Examples of SuDS
 - Permeable surfaces
 - Partial infiltration
 - Fully collectible
 - Infiltration Devices
 - **BCC to recruit two new officers to handle the SuDS process on new developments**

- Next infrastructure liaison meeting
 - 19th May next meeting
 - Focus on Education & NHS (and the next meeting traffic)
 - Gomm Valley meeting next week – developers will present constraints of the site