



Sent by email to:

PlanningPolicyConsultation@cherwell-dc.gov.uk



thameswaterplanningpolicy@savills.com



24 November 2017

Adderbury Neighbourhood Plan: Submission Draft

Dear Sir/Madam

Thames Water are the statutory water and sewerage undertaker for the Adderbury Neighbourhood Plan area and the whole of the Cherwell District and is hence a "specific consultation body" in accordance with the Town & Country Planning (Local Development) Regulations 2012.

Thames Water support paragraph 3.4 and its reference to those Policies within the Cherwell Local Plan 2011-2031 Part 1 which are relevant to the Adderbury Neighbourhood Plan, Specifically Policy INF1 on Infrastructure.

However, as set out in our response to the draft Neighbourhood Plan both in April 2015 and in January 2017, given the significant sewerage network capacity constraints in Adderbury, we consider there should be a specific section and Policy on Utilities Infrastructure.

We recommend the following is included

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 should also be consulted regarding proposals involving building over or close to a public sewer. If building over or close to a public sewer is agreed by Thames Water it will need to be regulated by an Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers or water mains to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.

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

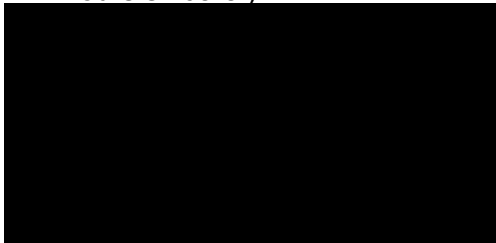
or

In a section on 'Infrastructure and Utilities' a statement similar to that set out below:

As per policy INF1 (Infrastructure) of the Cherwell Local Plan 2011-2031 Part 1, 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.

We hope this is of assistance. If you have any questions please do not hesitate to contact [REDACTED] on [REDACTED].

Yours sincerely



Richard Hill
Head of Property