Dear Sir/ Madam

Please find our response to the above attached on behalf of Thames Water.

Regards,

[Signature]

Savills, Ground Floor, Hawker House, 5-6 Napier Court, Napier Road, Reading RG1 8BW
Tel
Email
Website: www.savills.co.uk

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Weston-on-the-Green Draft Neighbourhood Plan – Submission Version

Dear Sir/Madam,

Thames Water are the statutory water and sewerage undertaker for the Weston-on-the-Green 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.

New Connection Charges

The way water and wastewater infrastructure is 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.

Water and Wastewater Infrastructure

Thames Water would like support the text on page 56 which requests that developers engage with Thames Water to ensure that the demand for water and sewage treatment infrastructure can be met and surface drainage requirements and flood risk is properly assessed.

However with the above new connection charge we would request that this section is strengthened and that developers are encouraged to use our pre-planning service. We request that the following information 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 encourages developers to use our free pre-planning service https://www.thameswater.co.uk/preplanning). This service can tell developers at an early stage if we will have capacity in our water and/or wastewater networks to serve their development, or what we’ll do if we don’t.
The developer can then submit this as evidence to support a planning application and we can prepare to serve the new development at the point of need, helping avoid delays to housing delivery programmes.”

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.

We hope this is of assistance If you have any questions please do not hesitate to contact [Redacted] Yours sincerely

Richard Hill
Head of Property
<table>
<thead>
<tr>
<th>Site ID</th>
<th>Site Name</th>
<th>Water Response</th>
<th>Waste Response</th>
<th>Additional comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>38753</td>
<td>H1 - Southfield Farm</td>
<td>On the information available to date we do not envisage infrastructure concerns regarding Water Supply capability in relation to this site.</td>
<td>On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email <a href="mailto:Devcon.team@thameswater.co.uk">Devcon.team@thameswater.co.uk</a> tel: 02035779998 or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ</td>
<td>The comments are based on the assumption that foul flows will be connected to the public sewer by gravity (not pumped) and that no surface water flows will be discharged to the public sewer.</td>
</tr>
</tbody>
</table>