



STATEMENT OF COMMON GROUND

BETWEEN

WEST BERKSHIRE DISTRICT COUNCIL

AND

THAMES WATER

March 2024

1.0 Introduction

- 1.1 The purpose of this Statement of Common Ground (SoCG) is to set out areas of common agreement between West Berkshire District Council (WBDC) and Thames Water (TW) and any areas of disagreement relating to the West Berkshire Local Plan Review (WBLPR) as well key strategic matters affecting water resources, including water supply, wastewater infrastructure, and sewage treatment upgrades.
- 1.2 The duty to cooperate was created in the Localism Act 2011. It places a legal duty on local planning authorities, county councils in England and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.
- 1.3 Whilst the duty to cooperate is not a duty to agree, local planning authorities are required to make every effort to secure the necessary cooperation on strategic and cross boundary matters to support the Local Plan and its examination.
- 1.4 In relation to strategic planning matters, section 33A(1) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004) indicates that Local Planning Authorities have a duty to cooperate with bodies (or other persons) within subsection (9) and paragraphs (a), (b) and (c) of subsection (1), in section 33A(1) of the PCPA 2004. This approach is also a requirement of national planning policy. Paragraph 35(c) of the National Planning Policy Framework seeks to ensure that the Local Plan is deliverable over the plan period, and based on effective joint working on strategic matters that have been dealt with rather than deferred, as evidenced by a statement of common ground.
- 1.5 This Statement of Common Ground therefore provides the framework for West Berkshire Council's delivery of its duties and obligations under the Localism Act 2011 and accords with Paragraph 27 of the National Planning Policy Framework which requires LPA's to produce and publish one or more Statements of Common Ground. This is detailed further in the government's Planning Practice Guidance (PPG) on Plan-making.

2.0 Objective

- 2.1 West Berkshire is the Local Planning Authority for its administrative area and Thames Water is a 'specific consultation body', as the statutory water supply and sewerage undertaker for the District.
- 2.2 This Statement of Common Ground sets out the confirmed points of agreement, or otherwise between the parties with regard to strategic planning matters arising from the proposals in the submission WBLPR.

In order to meet the requirements of the duty to cooperate, during the preparation of the Local Plan Review West Berkshire has engaged constructively with TW.

- 2.3 Thames Water is a key strategic partner in the preparation of the WBLPR. This SoCG is a written record of the key matters addressed.

3.0 West Berkshire Local Plan Consultations

- 3.1 The review of the Local Plan started in 2018 and included public consultation on the scope and content of the LPR, with a second round of consultation in November/December 2018. In December 2020 the Council published the full Regulation 18 emerging draft version of the LPR for public consultation from 11th December 2020 to 5th February 2021. All of the bodies and persons included on the planning policy consultation database were notified by email or letter and invited to comment. Between January and March 2023 the Council consulted on the Regulation 19 pre-submission Local Plan having considered comments and representations received at the Regulation 18 stage.
- 3.2 From an early stage in the Local Plan process, West Berkshire engaged with Thames Water about the range of issues around the Local Plan. Comments and representations have been made on reviewing the evidence base for water and wastewater provision, which in turn aids in developing a strategy and vision, site selection, policy formation, and SA/SEA.
- 3.3 In response to the Regulation 18 scoping statutory consultation in February 2018 Thames Water provided detailed advice on the approach to take regarding water and wastewater, water efficiency, flood risk and SuDS, and site selection in relation to the upgrades to Sewage Treatment Works. The comments made were taken forward in the development of spatial strategy and both relevant strategic and local policies.
- 3.4 In response to the Regulation 18 statutory consultation in December 2020 Thames Water responded in relation to water and sewerage infrastructure for the strategic approach to development as well as for proposed site allocations. The policy on water resources (then DC6) was amended to reflect comments. Site allocation policies included a criterion to require an integrated water supply and drainage strategy.
- 3.5 Thames Water commented on the pre-submission draft of the West Berkshire Local Plan (Regulation 19) January 2023, in relation to the site allocation policies and to Policies SP6 (flood risk) and DM7 (water resources and waste water). Such comments are the subject of ongoing discussions, with the Council response and suggested policy modifications outlined in Appendix A.

4. On-going engagement between WBDC & TW

4.1 Both parties met on 5th October 2023 to discuss the representations made by TW to the pre-submission version of the Local Plan. Appendix A lists the Council's comments and suggested policy amendments to each of TW's representations.

5. Matters on which the parties agree

5.1 TW supports the combination of detailed flood and water/wastewater based policies in the Local Plan and consider most of the policies to be sound, subject to amendments being made, in accordance with Appendix A.

5.2 WBDC and TW agree to the suggestions and amendments, set out in Appendix A.

6.0 Areas of Disagreement

6.1 There are no areas of disagreement.

7.0 Timetable for review and ongoing cooperation

7.1 This SoCG will be kept under review and updated as necessary to reflect any change in circumstances or evidence as the plan progresses through the key stages to adoption.

8.0 Agreement

Signed on behalf of West Berkshire District Council:

Chief Planning Officer



Dated: 05/03/2024

Signed on behalf of Thames Water:



Thames Water Planning Advisor

Dated: 05/03/2024

West Berkshire Council and Thames Water Statement of Common Ground Appendix A

Policy	Summary of representations from Thames Water (TW)	Council response
SP6: Flood Risk	<p>Not consistent with national policy. LP should make reference to ‘sewer flooding’, following the NPPG, and an acceptance that flooding can occur away from the flood plain as a result of development where off site sewerage infrastructure and capacity is not in place ahead of development (in context of needing to extend or upgrade facilities which are close or adjacent to rivers in order to accommodate new development)</p> <p>With regard to surface water drainage, Thames Water request that the following paragraph should be included in Policy wording or supporting text: <u>“It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.”</u></p> <p>SuDS help to mitigate flooding, but can help to improve water quality, provide opportunities for water efficiency, provide enhanced landscape and visual features, support wildlife, and provide amenity and recreational benefits.</p>	<p>Accept insertion regarding reference to ‘sewer flooding’. Propose main modification to first paragraph of the policy (fourth line onwards): ‘Development within areas of flood risk from any source of flooding, including areas with a history of fluvial, groundwater or surface water flooding, <u>or from areas suffering sewer flooding from overwhelmed sewers....</u>’</p> <p>In respect of the proposed insertion relating to surface water drainage the SuDS SPD (CD WAT4) contains guidance for applicants and developers, including the making of connections. 5.1.3 states that the approach in West Berkshire is to not allow connections to the foul sewer. To reinforce this, it is proposed to make a main modification to add to paragraph 5.27 as follows Drainage Systems,:</p> <p><u>‘5.27 It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.’</u></p>
SP16: Sandleford Park Strategic Site Allocation	<p>The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure and to both the wastewater network and sewage treatment infrastructure. A housing phasing plan and housing and infrastructure phasing plan should be agreed between the development, LPA and TW to</p>	<p>The Sandleford Supplementary Planning Document (SPD) requires the submission of a utilities plan, which would consider the water supply and wastewater network. The SPD, at paragraph 129, requires the submission of an Infrastructure Delivery Plan (IDP) to accompany a planning application.</p>

Policy	Summary of representations from Thames Water (TW)	Council response
	avoid planning conditions controlling the phasing of development.	<p>At paragraph 132, the SPD requires that ‘an overarching utilities plan should also form part of the submitted IDP. This should set out the strategy for the installation and delivery of services including electricity, gas, water supply, waste, foul water and information technology’.</p> <p>As the SPD is to be read alongside the policy, and has status as a material consideration, this is considered an appropriate approach to the points made. However, for clarity and to reflect the requirements of the SPD, a minor modification is proposed to para 6.44 of the supporting text to add as follows: As part of this a housing and infrastructure phasing plan is expected to accompany planning proposals for the site.</p>
SP17: North East Thatcham Strategic Site Allocation	The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure and to both the wastewater network and sewage treatment infrastructure. A housing phasing plan and housing and infrastructure phasing plan should be agreed between the development, LPA and TW to avoid planning conditions controlling the phasing of development.	<p>The policy requires the submission of an Integrated Water Supply and Drainage Strategy. A main modification is proposed to add the following bullet point:</p> <ul style="list-style-type: none"> • <u>details of the phasing of development to consider likely upgrades needed for the water supply network infrastructure.</u>
RSA1: Land north of Newbury College, Monks Lane, Newbury	The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. A housing phasing plan should be agreed between the development, LPA and TW to avoid planning conditions controlling the phasing of development. Do not envisage concerns regarding the wastewater network and sewage treatment infrastructure.	A main modification is proposed. STW – criterion e) of the policy to be amended: ‘An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. <u>Such a strategy should include details of the phasing of development to consider likely upgrades needed for the water supply</u>

Policy	Summary of representations from Thames Water (TW)	Council response
		<p><u>network infrastructure</u>. Development will be occupied in line with this strategy.'</p>
<p>RSA2: Land at Bath Road, Speen</p>	<p>The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. A housing phasing plan should be agreed between the development, LPA and TW to avoid planning conditions controlling the phasing of development. Do not envisage concerns regarding the wastewater network and sewage treatment infrastructure.</p>	<p>A main modification is proposed. STW – criterion g) of the policy to be amended: 'An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. <u>Such a strategy should include details of the phasing of development to consider likely upgrades needed for the water supply network infrastructure</u>. Development will be occupied in line with this strategy.'</p>
<p>RSA3: Land at Coley Farm, Newbury</p>	<p>The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. A housing phasing plan should be agreed between the development, LPA and TW to avoid planning conditions controlling the phasing of development. Do not envisage concerns regarding the wastewater network and sewage treatment infrastructure.</p>	<p>A main modification is proposed. STW – criterion e) of the policy to be amended: 'An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. <u>Such a strategy should include details of the phasing of development to consider likely upgrades needed for the water supply network infrastructure</u>. Development will be occupied in line with this strategy.'</p>
<p>RSA4: Land off Greenham Road, Newbury</p>	<p>The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure and to both the wastewater network and sewage treatment infrastructure. A housing phasing plan and housing and infrastructure phasing plan should be agreed between the development, LPA and TW to</p>	<p>A main modification is proposed. STW – criterion f) of the policy to be amended: 'An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. <u>Such a strategy should</u></p>

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	avoid planning conditions controlling the phasing of development.	<u>include details of the phasing of development to consider likely upgrades needed for the water supply network infrastructure.</u> Development will be occupied in line with this strategy.'
RSA5: Land at Lower Way, Thatcham	The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. A housing phasing plan should be agreed between the development, LPA and TW to avoid planning conditions controlling the phasing of development. Do not envisage concerns regarding the wastewater network and sewage treatment infrastructure.	A main modification is proposed. STW – criterion j) of the policy to be amended: 'An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. <u>Such a strategy should include details of the phasing of development to consider likely upgrades needed for the water supply network infrastructure.</u> Development will be occupied in line with this strategy.'
RSA6: Stoneham's Farm, Long Lane, Tilehurst	On the information available to date we do not envisage infrastructure concerns regarding water supply network infrastructure and wastewater network or wastewater treatment infrastructure capability in relation to this development/s.	Noted, no amendments proposed.
RSA7: 72 Purley Rise, Purley on Thames	On the information available to date we do not envisage infrastructure concerns regarding water supply network infrastructure and wastewater network or wastewater treatment infrastructure capability in relation to this development/s.	Noted, no amendments proposed.
RSA8: Land adjacent to Bath Road and Dorking Way, Calcot	The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. A housing phasing plan should be agreed between the development, LPA and TW to avoid planning conditions controlling the phasing of development. Do not envisage concerns regarding the wastewater network and sewage treatment infrastructure.	A main modification is proposed. STW – criterion d) of the policy to be amended: 'An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. <u>Such a strategy should include details of the phasing of development to consider likely upgrades needed for the water supply</u>

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		<p><u>network infrastructure.</u> Development will be occupied in line with this strategy.'</p>
<p>RSA9: Land between A340 and The Green, Theale</p>	<p>The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. A housing phasing plan should be agreed between the development, LPA and TW to avoid planning conditions controlling the phasing of development. Do not envisage concerns regarding the wastewater network and sewage treatment infrastructure.</p>	<p>A main modification is proposed. STW: Criterion e) of the policy to be amended: 'An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. <u>Such a strategy should include details of the phasing of development to consider likely upgrades needed for the water supply network infrastructure.</u> Development will be occupied in line with this strategy.'</p>
<p>RSA10: Whitehart Meadow</p>	<p>The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. A housing phasing plan should be agreed between the development, LPA and TW to avoid planning conditions controlling the phasing of development. Do not envisage concerns regarding the wastewater network and sewage treatment infrastructure.</p>	<p>A main modification is proposed. Criterion l) of the policy to be amended: 'An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. <u>Such a strategy should include details of the phasing of development to consider likely upgrades needed for the water supply network infrastructure.</u> Development will be occupied in line with this strategy.'</p>
<p>RSA11: Former Theale sewage Treatment Works, Theale</p>	<p>The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. A housing phasing plan should be agreed between the development, LPA and TW to avoid planning conditions controlling the phasing of development. Do not envisage concerns regarding the wastewater network and sewage treatment infrastructure.</p>	<p>A main modification is proposed. Criterion l) of the policy to be amended: 'An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. <u>Such a strategy should include details of the phasing of development to consider likely upgrades needed for the water supply</u></p>

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		network infrastructure. Development will be occupied in line with this strategy.'
RSA12: Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common	The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. A housing phasing plan should be agreed between the development, LPA and TW to avoid planning conditions controlling the phasing of development. Do not envisage concerns regarding the wastewater network and sewage treatment infrastructure.	A main modification is proposed. Criterion f) of the policy to be amended: 'An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. <u>Such a strategy should include details of the phasing of development to consider likely upgrades needed for the water supply network infrastructure.</u> Development will be occupied in line with this strategy.'
RSA13: Land north of A4 Bath Road, Woolhampton	On the information available to date we do not envisage infrastructure concerns regarding water supply network infrastructure and wastewater network or wastewater treatment infrastructure capability in relation to this development/s.	Noted, no amendments proposed. Criterion f) of Policy DM7 manages development in relation to its impact on water quality, including SPZs.
RSA14: Land adjoining Lynch Lane, Lambourn	The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. A housing phasing plan should be agreed between the development, LPA and TW to avoid planning conditions controlling the phasing of development. Do not envisage concerns regarding the wastewater network and sewage treatment infrastructure.	A main modification is proposed. Criterion f) of the policy to be amended: 'An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. <u>Such a strategy should include details of the phasing of development to consider likely upgrades needed for the water supply network infrastructure.</u> Development will be occupied in line with this strategy.'
RSA15: Land at Newbury Road, Lambourn	On the information available to date we do not envisage infrastructure concerns regarding water supply network infrastructure and wastewater network or wastewater	A main modification is proposed. Criterion h) of the policy to be amended: 'An integrated water supply and drainage strategy will be provided in advance of

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	treatment infrastructure capability in relation to this development/s.	development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. <u>Such a strategy should include details of the phasing of development to consider likely upgrades needed for the water supply network infrastructure.</u> Development will be occupied in line with this strategy.'
RSA16: Land north of Southend Road, Bradfield Southend	On the information available to date we do not envisage infrastructure concerns regarding water supply network infrastructure and wastewater network or wastewater treatment infrastructure capability in relation to this development/s.	Noted, no amendments proposed.
RSA17: Land at Chieveley Glebe, Chieveley	On the information available to date we do not envisage infrastructure concerns regarding water supply network infrastructure and wastewater network or wastewater treatment infrastructure capability in relation to this development/s.	Noted, no amendments proposed. For information the policy already includes the following criterion: Criterion i) 'An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the Chieveley Sewage Treatment Works'.
RSA18: Pirbright Institute Site, High Street, Compton	The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. A housing phasing plan should be agreed between the development, LPA and TW to avoid planning conditions controlling the phasing of	A main modification is proposed. Criterion I) of the policy to be amended: 'An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste

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	development. Do not envisage concerns regarding the wastewater network and sewage treatment infrastructure.	water, both on and off site. <u>Such a strategy should include details of the phasing of development to consider likely upgrades needed for the water supply network infrastructure.</u> Development will be occupied in line with this strategy.'
RSA19: Land west of Spring Meadows, Great Shefford	On the information available to date we do not envisage infrastructure concerns regarding water supply network infrastructure and wastewater network or wastewater treatment infrastructure capability in relation to this development/s.	Noted, no amendments proposed. For information the policy already includes the following criterion: Criterion i) 'An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the East Shefford Sewage Treatment Works'.
RSA20: Land off Charlotte close, Hermitage	On the information available to date we do not envisage infrastructure concerns regarding water supply network infrastructure and wastewater network or wastewater treatment infrastructure capability in relation to this development/s.	Noted, no amendments proposed. For information criterion e) already requires an integrated water supply and drainage strategy to ensure that adequate infrastructure is in place.
RSA21: Land to the south east of the Old Farmhouse, Hermitage	On the information available to date we do not envisage infrastructure concerns regarding water supply network infrastructure and wastewater network or wastewater treatment infrastructure capability in relation to this development/s.	Noted, no amendments proposed. For information criterion e) already requires an integrated water supply and drainage strategy to ensure that adequate infrastructure is in place.

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RSA22: Land adjacent Station Road, Hermitage	On the information available to date we do not envisage infrastructure concerns regarding water supply network infrastructure and wastewater network or wastewater treatment infrastructure capability in relation to this development/s.	Noted, no amendments proposed. For information criterion e) already requires an integrated water supply and drainage strategy to ensure that adequate infrastructure is in place.
RSA23: Land adjoining The Haven, Kintbury	On the information available to date we do not envisage infrastructure concerns regarding water supply network infrastructure and wastewater network or wastewater treatment infrastructure capability in relation to this development/s.	Noted, no amendments proposed. For information criterion f) already requires an integrated water supply and drainage strategy to ensure that adequate infrastructure is in place.
RSA24: New Stocks Farm, Paices Hill, Aldermaston	On the information available to date we do not envisage infrastructure concerns regarding water supply network infrastructure and wastewater network or wastewater treatment infrastructure capability in relation to this development/s.	Noted, no amendments proposed.
RSA25: Long Copse Farm, Enborne	On the information available to date we do not envisage infrastructure concerns regarding water supply network infrastructure and wastewater network or wastewater treatment infrastructure capability in relation to this development/s.	Noted, no amendments proposed.
ESA1: Land east of Colthrop Industrial Estate, Thatcham	Water and waste - The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure and to both the wastewater network and sewage treatment infrastructure.	A main modification is proposed. Criterion m) to be added: <u>'An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Such a strategy should include details of the phasing of development to consider likely upgrades needed for the</u>

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		<u>water supply network infrastructure. Development will be occupied in line with this strategy.'</u>
ESA2: Land west of Ramsbury Road, Membury Industrial Estate, Lambourn Woodlands	The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. Do not envisage concerns regarding the wastewater network and sewage treatment infrastructure.	A main modification is proposed. Criterion l) to be added: <u>'An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Such a strategy should include details of the phasing of development to consider likely upgrades needed for the water supply network infrastructure. Development will be occupied in line with this strategy.'</u>
ESA3: Land to the south of Trinity Grain, Membury Industrial Estate, Lambourn Woodlands	The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure. Do not envisage concerns regarding the wastewater network and sewage treatment infrastructure.	A main modification is proposed. Criterion k) to be added: <u>'An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Such a strategy should include details of the phasing of development to consider likely upgrades needed for the water supply network infrastructure. Development will be occupied in line with this strategy.'</u>
ESA4: Beenham Landfill, Pips Way, Beenham	Water and waste - The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure and to both the wastewater network and sewage treatment infrastructure.	A main modification is proposed. Criterion k) to be added: <u>'An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Such a strategy should include details of the phasing of development to consider likely upgrades needed for the</u>

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		<p><u>water supply network infrastructure. Development will be occupied in line with this strategy.</u></p>
<p>ESA5: Northway Porsche, Grange Lane, Beenham</p>	<p>Water and waste - The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure and to both the wastewater network and sewage treatment infrastructure.</p>	<p>A main modification is proposed. Criterion m) to be added: <u>'An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Such a strategy should include details of the phasing of development to consider likely upgrades needed for the water supply network infrastructure. Development will be occupied in line with this strategy.'</u></p>
<p>ESA6: Land adjacent to Padworth IWMF, Padworth Lane, Padworth</p>	<p>Water and waste - The scale of development/s in this catchment is likely to require upgrades of the water supply network infrastructure and to both the wastewater network and sewage treatment infrastructure.</p>	<p>A main modification is proposed. Criterion l) to be added: <u>'An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Such a strategy should include details of the phasing of development to consider likely upgrades needed for the water supply network infrastructure. Development will be occupied in line with this strategy.'</u></p>
<p>DM7: Water Resources and Waste Water</p>	<p>TW: Not consistent with national policy. <u>Water efficiency</u> Supported in principle, but needs to be strengthened to ensure the water efficiency standard of 110 litres per person per day is met. Amendments suggested to include reference to the 'fittings approach' as set out in the building regulations.</p>	<p>Propose main modifications to policy DM7 as follows: to address water efficiency comments, amend second sentence of second paragraph as follows: 'All new residential developments (including replacement dwellings) will meet the Building Regulation optional higher water efficiency standard of 110 litres</p>

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	<p>Add the following to criterion c: <u>Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.</u></p> <p>Add the following to the end of the policy: <u>The development or expansion of other water supply or waste water facilities will normally be permitted, either where needed to serve existing or proposed development in accordance with the provisions of the Development Plan, or in the interests of long term water supply and waste water management, provided that the need for such facilities outweighs any adverse land use or environmental impact that any such adverse impact is minimised.</u></p> <p><u>When considering sensitive development, such as residential uses, close to a Sewage Treatment Works, a technical assessment should be undertaken by the developer or by the Council. The technical assessment should be undertaken in</u></p>	<p>per person per day, using the 'Fittings Approach' as set out in <u>in table 2.2 of the Building Regulations part G2.</u>'</p> <p>Amend second sentence of penultimate paragraph as follows: 'Where upgrades to water supply and wastewater are required and where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development. consideration should be given to phasing the development so that the necessary infrastructure is in place. The identified need for the development or expansion of other water supply or wastewater facilities, required for existing or proposed development, is an important material consideration in the consideration of planning applications for such proposals.</p> <p><u>Water and Wastewater Infrastructure</u> Support noted. The policy, when read together with the supporting text, does inform users of the policy of the water supply and wastewater treatment infrastructure capacity; efficient use of water; foul water treatment and disposal; safeguarding of infrastructure; phasing of development; and engagement with Thames Water. The Infrastructure Delivery Plan (IDP), which is an evidenced document, outlines this approach as well.</p> <p><u>Development within the vicinity of Sewage Treatment Works (STW)</u></p>

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	<p><u>consultation with Thames Water. The technical assessment should confirm that either: (a) there is no adverse amenity impact on future occupiers of the proposed development or; (b) the development can be conditioned and mitigated to ensure that any potential for adverse amenity impact is avoided.</u>"</p> <p><u>Water and Wastewater Infrastructure</u> Support in principle. A key sustainability objective is take account of the infrastructure needed for development and the capacity of existing infrastructure, and the LP should plan for this. TW will work with developers and local authorities to seek to ensure that there is adequate water and wastewater infrastructure. Where there are infrastructure constraints time may be needed to deliver the infrastructure. Eg, local network upgrades take around 18 months and sewage treatment and water treatment works upgrades can take 3-5 years. The ST states that developers will be expected to fund upgrades, and this should be clarified. The provision of water treatment is met by TW's assets plans and from 1/4/18 improvements will be from infrastructure charges per new dwelling. Costs are set out as fixed costs. Developers are therefore encouraged to engage with TW at the earliest opportunity, and offers a free pre-planning service. Therefore, it is recommended that the Local Plan includes a specific policy on the key issue of the provision of water and sewerage/wastewater infrastructure to service development. It will not be possible to identify all of the water/sewerage infrastructure required over the plan period due to the</p>	<p>It is agreed that development should consider the impacts of odour from STWs. This is already required by criterion a) of Policy DM5, with other criteria explaining what is expected with planning applications. A minor amendment is proposed. The supporting text can be amended to include:</p> <p><u>10.47 [of DM5]: Odour can be associated with commercial, industrial, agricultural or sewage related activities. Odour can affect air quality and the quality of life of residents, both existing and of proposed residential development. Appropriate investigations are therefore required, to support development proposals, and mitigation proposed, where required. This includes, as an example, development within 800 metres of a Sewage Treatment Works.</u></p>

Policy	Summary of representations from Thames Water (TW)	Council response
	<p>way water companies are regulated and plan in 5 year periods. The policy should be amended.</p> <p><u>Development within the vicinity of sewage treatment works</u> The Local Plan should assess impact of development within the vicinity of existing STW in line with the Agent of Change principle set out in the NPPF. Development within 800m of a STW may require an odour assessment as part of the promotion of the site and potential planning application submission (NPPF para 174).</p>	