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Planning Policy Team
Runnymede Borough Council

 0118 9520 509

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By Email: planningpolicy@runnymede.gov.uk

Thorpe Neighbourhood Plan – Submission Plan Consultation

Dear Sir/Madam,

Thank you for consulting Thames Water on the above document. Thames Water is the statutory sewerage undertaker for the area and is hence a “specific consultation body” in accordance with the Town & Country Planning (Local Development) Regulations 2012.

Neighbourhood Plan Comments

It will be important for development to be aligned with any necessary infrastructure upgrades required to the sewerage network. Where there are capacity concerns regarding the network Thames Water will seek to ensure that development is not occupied until any necessary upgrades have been delivered. Thames Water support Policy TH11 of the Plan in relation to the impacts on the sewerage network and are keen to liaise with developers to discuss their proposals ahead of the submission of any planning application. Where necessary we would seek phasing conditions to ensure that development is not occupied until any necessary sewerage network upgrades have been delivered in line with Policy SD5 of the Runnymede 2030 Local Plan.

At this stage it is not envisaged that the proposed development sites will result in any infrastructure concerns in relation to the sewerage network. However, the impacts will depend on a number of factors including the final scale of development, timing of delivery, point of connection to the network. Where upgrades to the sewerage network are required the timescales for delivery should not be underestimated with upgrades taking from 18 months to 3 years to plan and deliver.

Any necessary upgrades to the network would be funded through the Infrastructure Charge and delivered by Thames Water. However, the developer is advised to contact Thames Water ahead of the submission of any application to discuss their infrastructure requirements and delivery programme. Further information is available on our website at: <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development>.

I trust the above and enclosed comments are satisfactory, but please do not hesitate to contact me if you have any queries.

Yours faithfully,

Thames Water Utilities Limited