



Thames Water Property Services

Buntingford Town Council

Your ref
Our ref
Contact Chris Colloff
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Sent by email: admin@buntingford-tc.gov.uk

12th October 2015

Dear Sir/Madam,

RE: Buntingford Community Area Neighbourhood Plan Pre-submission Consultation

I refer to the above consultation. Thames Water are the statutory sewerage provider for the area and is therefore a "specific consultation body" in accordance with the Town & Country Planning (Local Development) Regulations 2012.

Thames Water have the following comments to make on the pre-submission Neighbourhood Plan.

General Comments

Housing and Development Policies

Thames Water commented on the proposed site allocations within the East Herts Draft District Plan Preferred Options consultation document in May 2014. The comments in relation to the sites in Buntingford were as follows:

BUNT2 – South of Buntingford

On the information available to date we do not envisage infrastructure concerns regarding Waste Water capability in relation to this site.

BUNT3 – North of Buntingford

Thames Water have concerns regarding Waste Water Services in relation to this site. Specifically, the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. It will be necessary for investigations to be undertaken into the impact of the development and completion of this, on average, takes 12 weeks. It should be noted that in the event of an upgrade to our assets being required, up to three years lead in time will be necessary. In this case we ask that the following paragraph is included in the Development Plan. "Developers will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing waste water infrastructure."

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On page 41 of the pre-submission consultation reference is made to concerns over the capacity of the sewerage network.

As set out above Thames Water have concerns regarding the capacity of the sewerage network to serve BUNT3. In order to ensure that the concerns are addressed and any necessary upgrades are delivered alongside development it will be necessary for development to demonstrate compliance with Policy WAT5 of the emerging East Herts District Plan.

For consistency and to emphasise the need to ensure that any necessary sewerage infrastructure is provided alongside development cross references could be made within the Neighbourhood Plan to policy WAT5 of the emerging East Herts District Plan. Supporting text could such as that set out below could be incorporated into the Neighbourhood Plan.

Proposed Supporting Text

Adequate wastewater infrastructure to serve all new developments in line with the requirements of Policy WAT5 of the emerging East Herts District Plan. Developers will be required to demonstrate that there is adequate infrastructure capacity both on and off the site to serve the development and that it would not lead to adverse amenity impacts for existing or future users. In some circumstances this may make it necessary for developers to carry out appropriate appraisals and reports to ascertain whether the proposed development will lead to overloading of existing water and wastewater infrastructure. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority will require the developer to provide for appropriate improvements that must be completed prior to occupation of the development.

I trust that the above comments are of use. However, should you wish to discuss any of the comments please do not hesitate to contact me.

Yours faithfully



Mark Mathews
Town Planning Manager
Thames Water Property Services