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Sent by email to:

neighbourhood.planning@cotswold.gov.uk



0118 9520 500

17 October 2018

Cotswold District Council – Northleach with Eastington Neighbourhood Plan - Submission Plan.

Dear Sir / Madam

Thank you for the opportunity for Thames Water Utilities Ltd. (Thames Water) to comment on Northleach with Eastington Neighbourhood Plan, submission Plan. Thames Water are the statutory water and sewerage undertaker for the majority of Cotswold District, including Northleach and Eastington, and are hence a “specific consultation body” in accordance with the Town & Country Planning (Local Planning) Regulations 2012.

General Comments

The way water and wastewater infrastructure will be delivered has changed. Since 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.

Specific Comments

In light of the changes which took effect in April 2018, and which are set out above, we would request that a paragraph is included in the Neighbourhood Plan which states:

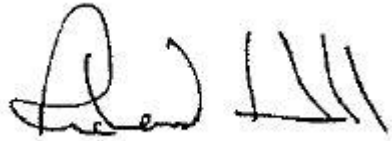
“Developers need to consider the net increase in water and waste water demand to serve their developments and also any impact the development may have off site further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided.

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.”

We hope this is of assistance. If you have any questions please do not hesitate to contact Carmelle Bell on the above number.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Richard Hill', with a stylized flourish at the end.

Richard Hill
Head of Property