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## Aylesbury Vale – Ickford Neighbourhood Plan Publication Stage Consultation

Dear Sir/Madam,

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

### Section 8 – Flooding and Drainage

#### *Paragraph 8.1*

Thames Water notes the comments made in paragraph 8.1 and the concerns raised by residents with regards to network capacity in the neighbourhood plan area. Thames Water are carrying out investigations with regards to what is currently causing the flooding incidents, as well as carrying out detailed assessments of the impact of new development to ensure any current issues are not exacerbated.

#### *Paragraph 8.4*

Thames Water note that the draft Neighbourhood Plan has been amended following our previous comments to include paragraph 8.4 requiring developers to consider the net increase in water and waste water demand to serve new developments. To further strengthen this paragraph we request that the text includes reference to Thames free pre-planning service:

*“Thames Water encourages developers to use their free pre-planning service <https://www.thameswater.co.uk/preplanning>. This service can tell developers at an early stage if Thames will have capacity in their water and/or wastewater networks to serve their development, or what they will do if they don’t.*

*The developer can then submit this as evidence to support a planning application and Thames can prepare to serve the new development at the point of need, helping avoid delays to housing delivery programmes”.*

### Infrastructure Upgrade Delivery Timescales

Ickford Village is served by Worminghall Sewage Treatment Works to the north, which also serves the town of Worminghall.

It is important not to under estimate the time required to deliver necessary infrastructure. For example to understand, design, and deliver local network upgrades can take around 18 months and Sewage Treatment & Water Treatment Works upgrades can take 3-5 years. Implementing new technologies and the construction of a major treatment works extension or new treatment works extension or new treatment works could take up to ten years.

Thames Water have limited powers under the Water Industry Act 1991 to prevent connection to its network ahead of infrastructure upgrades. In some circumstances it may be necessary to phase development in order to avoid adverse amenity impacts for existing or future users such as internal and external sewer flooding, pollution of land, and water courses and / or issues with water supply in the form of no or low water pressure. To minimise the likelihood of requiring such conditions developers are advised to contact Thames Water as early as possible to discuss their development proposals and intended delivery programme.

We hope this is of assistance If you have any questions please do not hesitate to contact Stefania Petrosino at the number above.

Yours sincerely

**Thames Water Utilities Ltd**