

TECHNICAL NOTE

Job Name: Scotland Park Phase 2
Job No: 332110731 / 2001
Note No: TN002 RevA
Date: 12/12/2023
Prepared By: James Scobie
Subject: **Thames Water Foul Water Capacity - Current Position**

1. Thames Water Foul Water Capacity - Current Position

- 1.1. A pre-development enquiry application was previously submitted (before the application was submitted) to Thames Water to connect the foul water flows from the Scotland Park Phase 2 development. A response was initially received on 29/04/2022 confirming that there is sufficient sewerage capacity in the adjacent foul sewer network to serve the development. This was confirmed through Thames Waters response to the planning application provided on 12/08/2022 contained in Core Document CD3.1 which indicated that with regards to foul water Thames Water have no objection.
- 1.2. Subsequently Thames Water provided planning comments on 13/12/2022 and 28/04/2023 which are contained within Core Documents CD3.31 and CD3.2 respectively, changing their stance and stating that there is not sufficient capacity in the existing network to accept the foul flows from the development. Through further discussion with Thames Water, Stantec were advised that this change of stance was a result of flooding downstream in the catchment and that Thames Water were in the process of completing a hydraulic model study of the catchment to try to resolve this issue.
- 1.3. Stantec have been advised by Thames Water that they are in the final stages of the modelling study and at this stage it appears that some relatively minor upgrades are required. The latest correspondence received on 09/11/2023 contained in Core Document CD3.24 confirmed that the latest study has been completed which shows there is no detriment. Thames Water are waiting for results from depth monitoring to give confidence in the modelling before this can be confirmed formally with written response to the planning application.
- 1.4. The Waverley Borough Council Local Plan Part 2 Policy (2023) DM3: Water Supply and Wastewater Infrastructure states the following:

"Where it is identified that a proposed development will result in the need for upgrade to off-site water and wastewater infrastructure the Council will, where appropriate, apply phasing conditions to any approval of planning permission to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades."
- 1.5. In CD3.2 Thames Water have suggested a planning condition that is in line with Policy DM3, which states that all foul water upgrades required to accommodate the additional flows have been completed prior to the occupation of the development.

DOCUMENT ISSUE RECORD

Technical Note No	Rev	Date	Prepared	Checked	Reviewed (Discipline Lead)	Approved (Project Director)
332110731 / 2001/TN002	-	07/12/2023	JPS		TG	
332110731 / 2001/TN002	A	12/12/2023	JPS		TG	

This report has been prepared by Stantec UK Limited ('Stantec') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which Stantec was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). Stantec accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

T: +44 (0)118 950 0761 E: Reading.uk@stantec.com