

Correspondence between Basingstoke and Deane Borough  
Council and Thames Water Regarding Infrastructure Provision:

Examination Document: BC/1/02

Contents

1. Email exchange with David Wilson, Savills, on behalf of Thames Water - 28 October 2014
2. Letter from David Wilson, Savills, on behalf of Thames Water – 26 February 2013



1

**Mark Lambert**

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**From:** David Wilson <DRWilson@savills.com>  
**Sent:** 28 October 2014 15:14  
**To:** Mark Lambert  
**Cc:** Carmelle Bell; 'Simon Robert'  
**Subject:** RE: INTERNAL MEMO - Basingstoke Local Plan - inspectors questions  
**Attachments:** ATT00001.txt; ATT00002.htm

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Hi Mark,

Further to your email below the Thames Water Asset Planners have provided the following response:

“The wastewater/sewage from both the villages of Bramley and Sherfield on Loddon ends up at Sherfield on Loddon Sewage Treatment Works (STW). The STW has been upgraded this AMP (AMP5 2010-2015) and therefore should have capacity to cope with this development however when more detail is known we will need to confirm this. I would be surprised if this scale of development triggered a revised effluent consent.

Any necessary future STW upgrades would be delivered through Thames Water’s rolling 5 year business plan period where we fund the infrastructure and the monies are recouped through customers’ bills.

In terms of sewerage network capacity; development of this scale will require upgrades to the infrastructure. Network upgrades may be partly funded by the developer, but this will be determined on a case by case basis.”

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

Regards  
David

Savills, Ground Floor, Hawker House, 5-6 Napier Court, Napier Road, Reading, RG1 8BW

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Website : [www.savills.co.uk](http://www.savills.co.uk)

 Before printing, think about the environment

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**From:** Mark Lambert [mailto:Mark.Lambert@basingstoke.gov.uk]  
**Sent:** 28 October 2014 10:00  
**To:** David Wilson  
**Cc:** Carmelle Bell  
**Subject:** RE: INTERNAL MEMO - Basingstoke Local Plan - inspectors questions

Hi David

Many thanks for coming back to me.

In terms of the draft Local Plan, this allocates 200 homes to Bramley (which is coming forward as a planning application via a site in Minchens Lane). The plan does not make a specific allocation for Sherfield-on-Loddon, albeit, small scale development may come forward outside of the plan process and / or Neighbourhood Planning.

Re: correspondence on 3/6/13. This is my mistake and refers to communications with Southern Water at this time. Apologies. The only letter that I have on file that I would like to make available is the one from 26/2/13.

If you're able to get back to me with a view from the Thames Water asset planners today, that would be much appreciated.

Many thank, Mark

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**From:** David Wilson [<mailto:DRWilson@savills.com>]  
**Sent:** 28 October 2014 09:45  
**To:** Mark Lambert  
**Cc:** Carmelle Bell  
**Subject:** FW: INTERNAL MEMO - Basingstoke Local Plan - inspectors questions

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Dear Mark,

Thank you for your attached email. Please note that I no longer receive email at my old Thames Water email address. Thames Water Utilities Ltd (Thames Water) Property Services function is now being delivered by Savills (UK) Limited as Thames Water's appointed supplier.

We will consult Thames Water's asset planners and respond to the attached ASAP. However, before the asset planners respond they have asked the following:

Could Basingstoke and Deane Borough Council confirm how many dwellings are they considering to build in Sherfield on Loddon and in Bramley?


Also, your email mentions a letter from the 3/6/13 (*Are you content for me to make available a copy of the email exchange with my colleague Heike (dated 3/6/13 – copy attached)*) but the only attached document is the letter from the 26/2/2013, so could you please provide us the letter from the 3/6/2013?

Many thanks  
David

David Wilson  
Associate Director  
Planning

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**From:** Mark Lambert [<mailto:Mark.Lambert@basingstoke.gov.uk>]  
**Sent:** 23 October 2014 08:08  
**To:** Thames Water Planning Policy; [david.wilson@thameswater.co.uk](mailto:david.wilson@thameswater.co.uk)  
**Subject:** Basingstoke Local Plan  
**Importance:** High

Dear David / Matthew

I wonder if you can assist with some queries that have cropped up in relation to our Local Plan and sewerage treatment works that Thames Water operates in the borough? You may be aware that we formally submitted our draft Local Plan for examination in early October and our appointed Inspector has come back with a range of questions, to help him to understand key issues for the borough in the

future. We are required to respond to the Inspector by next week, and I would like to ask for your assistance in responding to a query linked to waste water which I've set out below:

**'Policy EM6 accepts the water quality is currently failing to meet the standards in the Water Framework Directive. The Infrastructure Delivery Plan, however, indicating that funding is in place at the strategic level to implements the necessary waste water treatment required standard, is vague as to where the resources will come from in relation to the WWTW improvements at Overton, Whitchurch, Sherfield-on-Loddon and Oakley. Some clarity is necessary to demonstrate that the LP is deliverable at an environmentally acceptable standard'.**

In terms of the Sherfield-on-Loddon works, our Infrastructure Delivery Plan (page 77) highlights the need for additional works to accommodate new homes in Bramley (and you may be aware that the Local Plan requires a further 200 homes there in the plan period). However, the information that we hold provides no detail on the measures required to the waste works, or the costs involved (or if this is achievable).

I have reviewed our file, and have a copy of a letter from David, dated 26/2/13, which I have scanned and attached for info. However, would you be able to assist by letting me know if:

- There is further info that you have available that could assist in responding to the Inspector's question?
- Are you content for me to make available a copy of the email exchange with my colleague Heike (dated 3/6/13 – copy attached) please, as I expect the Inspector to ask if these can be added to our examination library?
- You are aware of any specific environmental issues that would limit further development taking place in those settlements served by the waste water works that Thames Water operates

As an aside, I note that in commenting on a planning application at Minchens Lane in Bramley for 200 homes (re: 14/01075/OUT), Thames Water have identified a need for a Grampian style condition requiring a Sewerage Network Impact Study, and that no discharge of foul or surface water from the site shall be accepted into the public system until any infrastructure upgrades referred to in the study have been completed. If you have any further background info that could assist in responding to the Inspectors queries linked to this point that would be much appreciated.

Apologies for the short time-scale on this, but if you're able to get back to me by Tuesday 28<sup>th</sup> that would be really helpful.

Many thanks in advance,

Mark

**Mark Lambert**

**Design, Environment, Infrastructure and Transport Team Leader**

Planning Policy and Implementation Team

Basingstoke and Deane Borough Council

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26 February 2013  
LDF Responses



Head of Planning Policy

Sent by email to: [heike.wetzstein@basingstoke.gov.uk](mailto:heike.wetzstein@basingstoke.gov.uk)

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Berkshire. RG1 8DB

[savills.com](http://savills.com)

Dear Sir / Madam

**BASINGSTOKE - INFRASTRUCTURE AND SERVICE PROVISION**

Thank you for your email dated 15<sup>th</sup> January.

Thames Water Utilities Ltd (Thames Water) Property Services function is now being delivered by Savills (UK) Limited as Thames Water's appointed supplier. Savills are therefore pleased to respond to the above consultation on behalf of Thames Water:

The numbers within the consultation document are of the order previously anticipated by Thames Water and therefore there are currently no known show stoppers to development. Due to the complexities of sewerage systems, Thames Water are unable to determine the exact needs of all the development sites at this time. Upgrades should be anticipated, their exact scale, location and phasing will be determined once certainty about development is absolute. The time to deliver infrastructure should not be underestimated it can take 18 months – 3 years for local upgrades and 3 – 5 years for strategic solutions.

Thames Water encourage developers to contact them at the earliest opportunity to discuss their development's needs so that drainage strategies can be produced.

Thames Water would also welcome the support of the LPA where developments do need infrastructure upgrades by placing suitably worded Grampian style planning conditions on decision notices ensuring upgrades are delivered ahead of occupation therefore protecting the amenity of existing community.

In relation to the Community Infrastructure Levy draft Charging Schedule, wastewater/sewerage [and water] infrastructure buildings should be exempt from payment of the Community Infrastructure Levy.

The purpose of the CIL is to raise funds from developers of new building projects to help fund infrastructure that is needed as a result of development. This includes transport schemes, flood defences, schools, hospitals and other health and social care facilities, parks, green spaces and leisure centres. However, water and wastewater infrastructure is also essential to all new development. Such water and wastewater infrastructure provision is unlikely to put additional pressure on the above mentioned infrastructure.

The Communities and Local Government document entitled "*The Community Infrastructure Levy – An Overview*" sets out that the money raised by developer contributions should be spent in a way that

developers feel is worthwhile namely on infrastructure to support development and the creation of sustainable communities. The document also sets out that *"the responsibility to pay the levy runs with the ownership of land on which the liable development will be situated. This is in keeping with the principle that those who benefit financially when planning permission is given should share some of that gain with the community. That benefit is transferred when the land is sold with planning permission, which also runs with the land."*

The predominant aims of water and wastewater infrastructure development are to support growth (the same aim as the CIL) and to deliver environmental improvements. Consequently, Thames Water do not benefit in the same way as residential or commercial developers through the ability of selling operational sites with planning permission for operational buildings.

Given the aim of new water or wastewater infrastructure buildings are to provide the infrastructure required to support growth or to deliver environmental improvements it is considered that charging the CIL on such water and wastewater developments would be unreasonable.

For the reasons set out above we consider that buildings required for wastewater [and water] infrastructure provision should be included in the list of developments that are exempt from paying the CIL.

The Council may however wish to consider using CIL contributions for enhancements to the sewerage network beyond that covered by the Water Industry Act and sewerage undertakers, for example by providing greater levels of protection for surface water flooding schemes. Sewerage undertakers are currently only funded to a circa 1:30 flood event.

Yours sincerely

*David Wilson*

**David Wilson** BA (Hons), BTP, MRTPI  
Senior Town Planner