

Brown, Philippa

From: BCTAdmin@thameswater.co.uk
Sent: 24 April 2019 14:35
To: Planningstatconsultees
Subject: 3rd Party Planning Application - 12/AP/2773 - Hybrid Outline

London Borough of Southwark
5th Floor, HUB 2
160 Tooley Street
London
SE1 2QH

Our DTS Ref: 58876
Your Ref: 12/AP/2773 - Hybrid Outline

24 April 2019

Dear Sir/Madam

Re: MALT STREET REGENERATION SITE, LAND BOUNDED BY BIANCA ROAD, LATONA ROAD, HAYMERLE ROAD, FRENHAM STREET AND MALT STREET, LONDON, SE1

Waste Comments

Following initial investigations, Thames Water has identified an inability of the existing combined water infrastructure to accommodate the needs of this development proposal. Thames Water have contacted the developer in an attempt to agree a position for surface water networks but have been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission. No properties shall be occupied until confirmation has been provided that either:- all combined water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan. Reason - The development may lead to sewage flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents." The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

Water Comments

Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water have contacted the developer in an attempt to agree a position on water networks but have been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission. No properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan. Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development” The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval.

Supplementary Comments

Waste: Thames Water notes that the development site is located within an Allocated Site as part of the Old Kent Road Area Action Plan. Management of surface water from the site should therefore follow Policy AAP11 of the Old Kent Road Area Action Plan, which requires development to achieve 100% greenfield runoff rates using the drainage hierarchy. The drainage hierarchy lists the preference for surface water disposal as follows; Store Rainwater for later use > Use infiltration techniques, such as porous surfaces in non-clay areas > Attenuate rainwater in ponds or open water features for gradual release > Discharge rainwater direct to a watercourse > Discharge rainwater direct to a surface water sewer/drain > Discharge rainwater to the combined sewer.

The drainage strategy should make reference to the Integrated Water Management Strategy (IWMS) which identifies infiltration as a significant opportunity across the Old Kent Road Opportunity Area. Ground investigations should be carried out to determine the viability of infiltration on site. The IWMS also states that 'underground storage should be considered only when source control options have been maximised'. Bio-retention systems such as rain gardens and tree pits should therefore be incorporated into the design of the proposed development.

Thames Water understands that Southwark Borough Council is developing an Off-setting policy for the management of surface water in the OKR opportunity area and enforced by the Area Action Plan. As per policy AAP11, where developers can demonstrate that it is not feasible to achieve 100% greenfield runoff rates through the provision of on site drainage or SuDS features, developers will be required to make an offsetting payment to Southwark Borough Council.

Yours faithfully
Development Planning Department

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