



Planning Policy
Surrey Heath Borough Council

By email:
planning.consultation@surreyheath.gov.uk



Chris Colloff

Email: [REDACTED]

Mobile: [REDACTED]



Thames Water Ltd
1st Floor West
Clearwater Court
Vastern Road
Reading
RG1 8DB



[thameswater.co.uk](https://www.thameswater.co.uk)

Our Ref:

19 September 2024

Surrey Heath Local Plan Regulation 19 Consultation

Dear Sir/Madam,

Thank you for consulting Thames Water on the above document. Thames Water are the sewerage undertaker for the Borough with three sewage treatment works serving the area located in Camberley, Chobham and Lightwater.

We have attached completed comments forms in relation to Policy IN1 to help ensure that planning conditions can be used to phase development to align with infrastructure provision and Policy EN6 to promote a drainage hierarchy. It should be noted that the time to deliver network upgrades can be from 18 months to 3 years from the point at which there is certainty that development will come forward. As such we would welcome the support of the council in encouraging developers to engage with Thames Water ahead of the submission of any applications to discuss their proposals and timescales for delivery.

In relation to the proposed housing allocations we have undertaken a high level review of the proposals and have attached comments on the potential sewerage infrastructure issues. It should be noted that the impacts will be dependent on a number of variables and as such developers should again be encouraged to engage with Thames Water at an early stage.

I trust the above comments will be given due consideration. Should you have any queries regarding the comments please do not hesitate to contact me.

Kind regards,

Chris Colloff MRTPI
Planner

Site Name	Net Gain to System (l/day)	Net Foul Water Increase to System (l/s)	Net Property Equivalent Increase - Waste	Waste Response	Additional Comments
907 - Sir William Siemens Square, 10 Chobham Road, Frimley, Camberley, Surrey	181764	2.1	170	The scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development .	These comments are based on foul flows connecting to the public sewer by gravity (not pumped) and no surface water flows being discharged to the public sewer.

<p>HA1/01 - Bagshot Depot and Archaeology Centre, London Road, Bagshot GU19 5HN</p>	<p>53460</p>	<p>0.62</p>	<p>50</p>	<p>On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ</p>	<p>These comments are based on foul flows connecting to the public sewer by gravity (not pumped). Surface water should follow the surface water disposal hierarchy: 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</p>
<p>HA1/02 - Camberley Centre, France Hill Drive, Camberley, GU15 3QG</p>	<p>37422</p>	<p>0.43</p>	<p>35</p>	<p>On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ</p>	<p>These comments are based on foul flows connecting to the public sewer by gravity (not pumped) and no surface water flows being discharged to the public sewer.</p>

HA1/03 - Camberley Station, Station House, Pembroke Broadway, Camberley	160380	1.86	150	On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	These comments are based on foul flows connecting to the public sewer by gravity (not pumped) and no surface water flows being discharged to the public sewer.
HA1/04 - York Town Car Park, Sullivan Road, Camberley	28868.4	0.33	27	On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	These comments are based on foul flows connecting to the public sewer by gravity (not pumped) and no surface water flows being discharged to the public sewer.
HA1/06 - Chobham Rugby Club, Windsor Road, Chobham	97297.2	1.13	91	On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in	These comments are based on foul flows connecting to the public sewer by gravity (not pumped). Surface water should follow the surface water disposal hierarchy: Store Rainwater for later use > Use infiltration techniques, such as porous surfaces in

				writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	non-clay areas > Attenuate rainwater in ponds or open water features for gradual release > Discharge rainwater direct to a watercourse.
HA1/07 - St James House, Knoll Road, Camberley	32076	0.37	30	On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	These comments are based on foul flows connecting to the public sewer by gravity (not pumped) and no surface water flows being discharged to the public sewer.
HA1/08 - Land off Spencer Close, Frimley Green	64152	0.74	60	On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	These comments are based on foul flows connecting to the public sewer by gravity (not pumped) and no surface water flows being discharged to the public sewer.

HA1/09 - Former Portesbery School, Portesbery Road, Camberley	38491.2	0.45	36	On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	These comments are based on foul flows connecting to the public sewer by gravity (not pumped) and no surface water flows being discharged to the public sewer.
HA1/10 - Land rear of 192-210 London Road, Bagshot,	21384	0.25	20	On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	These comments are based on foul flows connecting to the public sewer by gravity (not pumped). Surface water should follow the surface water disposal hierarchy: 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.

HA1/11 - The Deans, Bridge Road, Bagshot	21384	0.25	20	On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	These comments are based on foul flows connecting to the public sewer by gravity (not pumped). Surface water should follow the surface water disposal hierarchy: 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.
HA1/12 - 317 to 319 Guildford Road, Bisley	18176.4	0.21	17	On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	These comments are based on foul flows connecting to the public sewer by gravity (not pumped). Surface water should follow the surface water disposal hierarchy: 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.

HA1/13 - 280 Gordon Avenue, Camberley,	16038	0.19	15	On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	These comments are based on foul flows connecting to the public sewer by gravity (not pumped) and no surface water flows being discharged to the public sewer.
HA1/14 - Burwood House Hotel, 15 London Road, Camberley,	10692	0.12	10	On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	These comments are based on foul flows connecting to the public sewer by gravity (not pumped) and no surface water flows being discharged to the public sewer.
HA1/15 - 439 - 445 London Road, Camberley,	16038	0.19	15	On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in	These comments are based on foul flows connecting to the public sewer by gravity (not pumped) and no surface water flows being discharged to the public sewer.

				writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	
HA1/16 - Land Rear of 1 - 47 Sullivan Road, Camberley	14968.8	0.17	14	On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	These comments are based on foul flows connecting to the public sewer by gravity (not pumped) and no surface water flows being discharged to the public sewer.
HA1/17 - Broadford, Castle Grove Road, Chobham	16038	0.19	15	On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	These comments are based on foul flows connecting to the public sewer by gravity (not pumped). Surface water should follow the surface water disposal hierarchy: 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.
HA1/18 - Land North of Guildford Road, Deepcut,	22453.2	0.26	21	On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	These comments are based on foul flows connecting to the public sewer by gravity (not pumped) and no surface water flows being discharged to the public sewer.
HA1/19 - Former Premier Site, Newfoundland Road, Deepcut,	13899.6	0.16	13	On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	These comments are based on foul flows connecting to the public sewer by gravity (not pumped) and no surface water flows being discharged to the public sewer.

HA1/20 - The Grange, St Catherines Road	18176.4	0.21	17	<p>On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ</p>	<p>These comments are based on foul flows connecting to the public sewer by gravity (not pumped) and no surface water flows being discharged to the public sewer.</p>
HA1/21 - 103 - 109 Guildford Road, Lightwater	22453.2	0.26	21	<p>On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ</p>	<p>These comments are based on foul flows connecting to the public sewer by gravity (not pumped). Surface water should follow the surface water disposal hierarchy: 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.</p>

HA1/22 - Land adjacent to Sherrard Way	17107.2	0.2	16	<p>On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ</p>	<p>These comments are based on foul flows connecting to the public sewer by gravity (not pumped) and no surface water flows being discharged to the public sewer.</p>
HA1/23 - St Margarets Cottage and The Ferns, Woodlands Lane, Windlesham	17107.2	0.2	16	<p>On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ</p>	<p>These comments are based on foul flows connecting to the public sewer by gravity (not pumped). Surface water should follow the surface water disposal hierarchy: 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.</p>

HA1/24 - Land East of Benner Lane, West End	17107.2	0.2	16	<p>On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ</p>	<p>These comments are based on foul flows connecting to the public sewer by gravity (not pumped). Surface water should follow the surface water disposal hierarchy: 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.</p>
HA1/25 - Land at Chamness, Woodlands Lane, Windlesham	21384	0.25	20	<p>On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ</p>	<p>These comments are based on foul flows connecting to the public sewer by gravity (not pumped). Surface water should follow the surface water disposal hierarchy: 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.</p>

HA1/26 - Pinehurst, 141 Park Road, Camberley HA1/26 - Pinehurst, 141 Park Road, Camberley	34214.4	0.4	32	On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	These comments are based on foul flows connecting to the public sewer by gravity (not pumped) and no surface water flows being discharged to the public sewer.
HA1/27 - Land at Loen, St Catherines Road, Deepcut	64152	0.74	60	On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	These comments are based on foul flows connecting to the public sewer by gravity (not pumped) and no surface water flows being discharged to the public sewer.
HA1/28 - 61 - 63 London Road, Camberley	34214.4	0.4	32	On the information available to date we do not envisage infrastructure concerns regarding wastewater networks in relation to this development/s. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to advise of the developments phasing. Please contact Thames Water Development Planning, either by email [REDACTED] or in	These comments are based on foul flows connecting to the public sewer by gravity (not pumped) and no surface water flows being discharged to the public sewer.

				writing Thames Water Utilities Ltd, Maple Lodge STW, Denham Way, Rickmansworth, Hertfordshire, WD3 9SQ	
HA2: London Road Block, Camberley Town Centre	588060	6.81	550	The scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development .	These comments are based on foul flows connecting to the public sewer by gravity (not pumped) and no surface water flows being discharged to the public sewer.

HA3: Land East of Knoll Road, Camberley Town Centre	363528	4.21	340	<p>The scale of development/s is likely to require upgrades to the wastewater network. It is recommended that the Developer and the Local Planning Authority liaise with Thames Water at the earliest opportunity to agree a housing and infrastructure phasing plan. The plan should determine the magnitude of spare capacity currently available within the network and what phasing may be required to ensure development does not outpace delivery of essential network upgrades to accommodate future development/s. Failure to liaise with Thames Water will increase the risk of planning conditions being sought at the application stage to control the phasing of development in order to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of development. The developer can request information on network infrastructure by visiting the Thames Water website https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development.</p>	<p>These comments are based on foul flows connecting to the public sewer by gravity (not pumped) and no surface water flows being discharged to the public sewer.</p>
---	--------	------	-----	--	---



Surrey Heath Borough Council
Pre-Submission Surrey Heath
Local Plan (2019 – 2038) : (Regulation 19)

Representation Form

Ref:

(For official
use only)

Please return to: planning.consultation@surreyheath.gov.uk
OR
Planning Policy and Conservation, Surrey Heath Borough Council,
Surrey Heath House, Knoll Road, Camberley, Surrey GU15 3HD.

By **12.00 noon 20th September 2024** NO LATE REPRESENTATIONS WILL BE ACCEPTED

This form has two parts:

Part A – Personal Details

Part B – Your representation(s). (Please be aware that this together with your name will be made publicly available)

Please fill in a separate sheet for each representation you wish to make.

Surrey Heath Borough Council's Privacy Statement is [here](#).

Please read the separate guidance notes before completing this form.

Part A

1. Personal Details*

**If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.*

1. Personal Details*		2. Agent's Details (if applicable)
Title	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="Chris"/>	<input type="text"/>
Last Name	<input type="text" value="Colloff"/>	<input type="text"/>
Job Title (where relevant)	<input type="text" value="Planner"/>	<input type="text"/>
Organisation (where relevant)	<input type="text" value="Thames Water Utilities Limited"/>	<input type="text"/>
Address Line 1	<input type="text" value="Clearwater Court"/>	<input type="text"/>
Line 2	<input type="text" value="Vastern Road"/>	<input type="text"/>
Line 3	<input type="text" value="Berkshire"/>	<input type="text"/>
Post Code	<input type="text" value="RG1 8DB"/>	<input type="text"/>
Telephone Number	<input type="text" value=""/>	<input type="text"/>
E-mail Address	<input type="text" value=""/>	<input type="text"/>

Do you wish to be notified of when any of the following occurs? (place an X in the box to indicate which applies)

	Yes	No
• The Pre-Submission Local Plan has been submitted to the Secretary of State for independent examination?	✓	
• The independent examiner's recommendations are published?	✓	
• The Local Plan has been adopted?	✓	

Please note that your formal comments (known as representations) and your name will be made available on the Council's website. All other details in Part A of this form containing your personal details will not be shown.

The Council cannot accept confidential comments as all representations must be publicly available.

Part B – Please use a separate sheet for each representation

Your representation should cover all the evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations following this publication stage.

After this stage, further submission will only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Name or Organisation :	Thames Water Utilities Limited
-------------------------------	--------------------------------

3. To which part of the Pre-Submission Local Plan does this representation relate?

Paragraph	5.7	Policy	IN1	Other, e.g. policies map, table, appendix	
-----------	-----	--------	-----	---	--

4. Do you consider the Pre-Submission Local Plan is? (place an X in the box to indicate which applies)

4.(1) Legally compliant (please refer to guidance notes)	Yes		No	
4.(2) Sound (please refer to guidance notes)	Yes		No	X
4.(3) Complies with the Duty to Co-operate (please refer to guidance notes)	Yes		No	

5. Please give details of why you consider the Pre-Submission Local Plan is not legally compliant or does not meet the tests of soundness or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Pre-Submission Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments. You are advised to read our Representations Guidance note for more information on legal compliance and soundness.

We support the aims of the policy in relation to wastewater infrastructure, however, network improvements cannot be secured through S106 agreements or through CIL. While reference is made in Policy IN1(b) to infrastructure phasing it is not clear that planning conditions can be used to agree infrastructure phasing plans to ensure that development is not occupied ahead of the completion of any sewerage network reinforcement works. As such the policy could be ineffective and would not be sound.

(Continue on a separate sheet / expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Pre-Submission Local Plan legally compliant and sound, having regard to the matters you have identified at 5 above.
(Please note that non-compliance with the duty to co-operate is incapable of modification at examination)
You will need to say why each modification will make the Pre-Submission Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

To provide clarity that planning conditions can be used to secure phasing of development to align with infrastructure delivery and make sure the policy is effective in aligning infrastructure delivery and therefore that it is sound it is recommended that the supporting text in paragraph 5.7 is amended as follows:

“There are a number of mechanisms by which the Council can seek the provision or funding of infrastructure, **or ensure the alignment of infrastructure delivery**, alongside new development. Provision will be secured through **planning conditions**; planning obligations (S106); and/or the Community Infrastructure Levy (or its replacement) as appropriate. Such contributions may be pooled, in order to allow necessary infrastructure to be secured in a fair and equitable way insofar as is compliant with relevant legislation.”

(Continue on a separate sheet / expand box if necessary)

Please note your representation should cover succinctly all the evidence and supporting information necessary to support/justify your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions will be only at the request of the Planning Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification to the Pre-Submission Local Plan, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

Please note - whilst this will provide an initial indication of your wish to participate in the examination, you may be asked at a later point to confirm your request to participate.

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please note - the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.



Surrey Heath Borough Council
Pre-Submission Surrey Heath
Local Plan (2019 – 2038) : (Regulation 19)

Representation Form

Ref:

(For official
use only)

Please return to: planning.consultation@surreyheath.gov.uk
OR
Planning Policy and Conservation, Surrey Heath Borough Council,
Surrey Heath House, Knoll Road, Camberley, Surrey GU15 3HD.

By 12.00 noon 20th September 2024 NO LATE REPRESENTATIONS WILL BE ACCEPTED

This form has two parts:

Part A – Personal Details

Part B – Your representation(s). (Please be aware that this together with your name will be made publicly available)

Please fill in a separate sheet for each representation you wish to make.

Surrey Heath Borough Council's Privacy Statement is [here](#).

Please read the separate [guidance notes](#) before completing this form.

Part A

1. Personal Details*

**If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.*

1. Personal Details*		2. Agent's Details (if applicable)
Title	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="Chris"/>	<input type="text"/>
Last Name	<input type="text" value="Colloff"/>	<input type="text"/>
Job Title (where relevant)	<input type="text" value="Planner"/>	<input type="text"/>
Organisation (where relevant)	<input type="text" value="Thames Water Utilities Limited"/>	<input type="text"/>
Address Line 1	<input type="text" value="Clearwater Court"/>	<input type="text"/>
Line 2	<input type="text" value="Vastern Road"/>	<input type="text"/>
Line 3	<input type="text" value="Berkshire"/>	<input type="text"/>
Post Code	<input type="text" value="RG1 8DB"/>	<input type="text"/>
Telephone Number	<input type="text" value=""/>	<input type="text"/>
E-mail Address	<input type="text" value=""/>	<input type="text"/>

Do you wish to be notified of when any of the following occurs? (place an X in the box to indicate which applies)

	Yes	No
• The Pre-Submission Local Plan has been submitted to the Secretary of State for independent examination?	✓	
• The independent examiner's recommendations are published?	✓	
• The Local Plan has been adopted?	✓	

Please note that your formal comments (known as representations) and your name will be made available on the Council's website. All other details in Part A of this form containing your personal details will not be shown.

The Council cannot accept confidential comments as all representations must be publicly available.

Part B – Please use a separate sheet for each representation

Your representation should cover all the evidence and supporting information necessary to support/justify the representation and the suggested change, as there will not normally be a subsequent opportunity to make further representations following this publication stage.

After this stage, further submission will only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Name or Organisation :

3. To which part of the Pre-Submission Local Plan does this representation relate?

Paragraph Policy Other, e.g. policies map, table, appendix

4. Do you consider the Pre-Submission Local Plan is? (place an X in the box to indicate which applies)

4.(1) Legally compliant (please refer to guidance notes)	Yes <input type="text"/>	No <input type="text"/>
4.(2) Sound (please refer to guidance notes)	Yes <input type="text"/>	No <input checked="" type="text" value="X"/>
4.(3) Complies with the Duty to Co-operate (please refer to guidance notes)	Yes <input type="text"/>	No <input type="text"/>

5. Please give details of why you consider the Pre-Submission Local Plan is not legally compliant or does not meet the tests of soundness or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Pre-Submission Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments. You are advised to read our Representations Guidance note for more information on legal compliance and soundness.

We support the aims of the policy in relation to SuDS and protection of basements from sewer flooding. In relation to part 4 (a) and (c) of the policy it is considered that the policy could be strengthened to make it more effective at ensuring the delivery of SuDS following a drainage hierarchy and to minimise the discharge rates in line with Defra guidance. Changes are therefore suggested below to ensure that the policy is effective in minimising surface water discharges to make the policy sound.

(Continue on a separate sheet / expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Pre-Submission Local Plan legally compliant and sound, having regard to the matters you have identified at 5 above.

(Please note that non-compliance with the duty to co-operate is incapable of modification at examination)

You will need to say why each modification will make the Pre-Submission Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

In order to ensure the policy is sound it is considered that part 4 (a) should be amended to reference the drainage hierarchy by stating:

“a) ensure that surface water containment with any associated flood risk is managed as close to source as possible and does not increase flood risk elsewhere **in line with the following hierarchy:**

- 1) **Storing rainwater for later re-use;**
- 2) **Use infiltration techniques;**
- 3) **Attenuate rainwater in ponds for later gradual release;**
- 4) **Attenuate rainwater by storage for later gradual release;**
- 5) **Discharge rainwater directly to a watercourse;**
- 6) **Discharge rainwater to a surface water/sewer.**

Part 4(c) of the policy should also be revised as follows:

~~“where appropriate,~~ discharge of surface water to watercourse or sewer system is not to exceed pre-development (greenfield) runoff rates **or a maximum of 2l/s/ha whichever is lower**. Connection to a piped watercourse or public sewer will only be accepted where all alternatives have been justifiably discounted”

It is considered that this requirement should be incorporated into the wording of the policy and that the policy should require that the discharge rate does not exceed 2l/s/ha as set out in DEFRA guidance (see: https://assets.publishing.service.gov.uk/media/602e7158d3bf7f7220fe109d/_Rainfall_Runoff_Management_for_Developments_-_Revision_E.pdf). This would assist with minimising flows of rainwater into the combined sewer network.

(Continue on a separate sheet / expand box if necessary)

Please note your representation should cover succinctly all the evidence and supporting information necessary to support/justify your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions will be only at the request of the Planning Inspector, based on the matters and issues he/she identifies for examination.

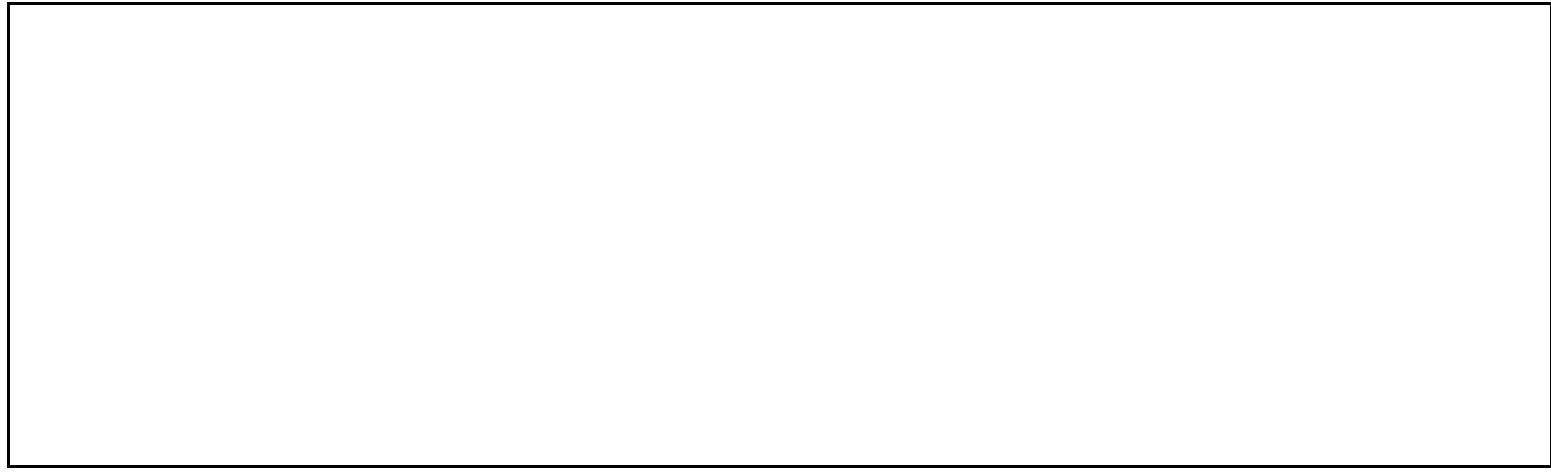
7. If your representation is seeking a modification to the Pre-Submission Local Plan, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination

Yes, I wish to participate at the oral examination

Please note - whilst this will provide an initial indication of your wish to participate in the examination, you may be asked at a later point to confirm your request to participate.

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:



Please note - the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination. You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.