7.0.33 Consideration of vulnerability and importance of local ecological resources (such as water quality and biodiversity) when determining the suitability of drainage strategies/SUDS.

7.0.34 Demonstration of the maintenance and long term management of SUDS through a SUDS Management Plan. The developer and the Council will agree who will adopt the SUDS scheme and be responsible for the on-going maintenance.

Policy 117

Water and Wastewater Infrastructure Capacity

Planning permission will only be granted for developments which increase the demand for off-site water and wastewater infrastructure where:

- Sufficient capacity already exists; or
- Extra capacity can be provided in time to serve the development that will ensure that the environment and the amenities of other users are not adversely affected.

In accordance with planning practice guidance, when there is a capacity constraint and improvements in off-site infrastructure are not programmed, planning permission will only be granted where the appropriate infrastructure improvements that will be completed prior to occupation of the development.

Supporting Text

7.0.35 The local planning authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers will be required to demonstrate that there is adequate infrastructure capacity both on and off the site to serve the development and that it would not lead to adverse amenity impacts for existing or future users. In some circumstances this may make it necessary for developers to carry out appropriate appraisals and reports to ascertain whether the proposed development will lead to overloading of existing water and wastewater infrastructure. Where there is a capacity constraint and no improvements are programmed by Thames Water (or any successor), the Local Planning Authority may require the developer to provide for appropriate improvements, to be completed prior to occupation of the development.

7.0.36 Where there is a capacity constraint and upgrades to water and wastewater infrastructure are necessary such improvements may be secured by a Grampian style condition or a planning agreement.

7.0.37 Developers should consult with the infrastructure provider as early as possible regarding the capacity of water and wastewater infrastructure to serve development proposals.

7 Environmental Challenges

7.0.38 Adequate time should be allowed so that an informed response can be formulated. For example, the modelling of water and wastewater infrastructure will be important to many consultation responses and the time required for responses must not be underestimated. For example, the modelling of sewerage systems can be dependent on waiting for storm periods when the sewers are at peak flows. Should more comprehensive responses be required, it is likely that more detailed modelling work will need to be undertaken. The necessary funding for this work will need to be identified and secured through developers and/or partnership working. It can take approximately 3 months to complete modelling work from the point funding has been secured.

7.0.39 Where there are infrastructure constraints, it is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades take around 18 months while sewage treatment and 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 could take up to ten years. Thames Water would welcome the opportunity to discuss funding arrangements for upgrades not planned within the current 5-year planning period.

Policy 118

Contaminated Land

Where the development of contaminated land, or land suspected of being contaminated, is proposed, details of site investigations and remedial action should be submitted.

Applicants are required to submit, for approval:

- A desk study before starting investigations on site
- A full site investigation including relevant sampling and analysis to identify pollutants, risks and a remediation strategy
- A remediation strategy
- A closure report on completion of works

Land should be remediated to a standard such that there is no appreciable risk to end users or other receptors once the development is complete.

Supporting Text

7.0.40 The NPPF states that new development should be appropriate for its location in order to prevent potential risks to health, the environment and general amenity. The London Plan states that, wherever practicable, sites that have been affected by