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From: [BCTAdmin@thameswater.co.uk](mailto:BCTAdmin@thameswater.co.uk) <[BCTAdmin@thameswater.co.uk](mailto:BCTAdmin@thameswater.co.uk)>

Sent: Thursday, January 30, 2025 10:43 AM

To: '\_Planning' <[\\_planning@Slough.Gov.uk](mailto:_planning@Slough.Gov.uk)>

Subject: 3rd Party Planning Application - P/10076/013

Slough Borough Council  
Planning Department  
Town Hall Bath Road  
Slough  
Berks  
SL1 3UQ

Our DTS Ref: 78395  
Your Ref: P/10076/013

30 January 2025

Dear Sir/Madam

Re: LAND AT MANOR FARM AND, LAND NORTH OF WRAYSBURY RESERVOIR, POYLE, SLOUGH, SL3  
OBL

#### Waste Comments

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fhelp%2Fhome-improvements%2Fhow-to-connect-to-a-sewer%2Fsewer-connection-design&data=05%7C02%7CAlex.Harrison%40slough.gov.uk%7C6fec9b4282be44697f5d08dd411f0cc1%7C5b68e17be5f9469eb0cfbed4fb97f95b%7C0%7C0%7C638738323781245282%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoITWFlpbCIsIlldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=rtFvL%2Fojb%2Bgmfy7KeX1pJogz4ibjDaby4z%2BG1ESSy4s%3D&reserved=0>

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

With the information provided, Thames Water has been unable to determine the combined waste water infrastructure needs of this application. As such, Thames Water request that the following condition be added to any planning permission. "No development shall be occupied until confirmation has been provided that either:- 1. Combined waste water Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or 3. All combined waste water network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage

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](https://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 (e-mail: [devcon.team@thameswater.co.uk](mailto:devcon.team@thameswater.co.uk)) prior to the planning application approval

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C02%7CAlex.Harrison%40slough.gov.uk%7C6fec9b4282be44697f5d08dd411f0cc1%7C5b68e17be5f9469eb0cfbed4fb97f95b%7C0%7C0%7C638738323781263087%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljo1TWFpbCIsIlIdUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=TkjpkhMmau%2FtRhK73ZJyDi4dlr11YUBDZdcW53OW%2BQ%3D&reserved=0>

The proposed development is located within 20m of a Thames Water Sewage Pumping Station. Given the nature of the function of the pumping station and the close proximity of the proposed development to the pumping station we consider that any occupied premises should be located at least 20m away from the pumping station as highlighted as best practice in our Codes for Adoption . The amenity of those that will occupy new development must be a consideration to be taken into account in determining the application as set out in the National planning Policy Framework (NPPF) 2019 at paragraphs 170 and 180. Given the close proximity of the proposed development to the pumping station we consider that it is likely that amenity will be impacted and therefore object. Not with standing this objection, in the event that the Local Planning Authority resolve to grant planning permission for the development, we would request that the following informative is attached to the planning permission: "The proposed development is located within 20m of a Thames Water Sewage Pumping Station and this is contrary to best practice set out in Codes for Adoption (<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fsewers-and-wastewater%2Fadopting-a-sewer&data=05%7C02%7CAlex.Harrison%40slough.gov.uk%7C6fec9b4282be44697f5d08dd411f0cc1%7C5b68e17be5f9469eb0cfbed4fb97f95b%7C0%7C0%7C638738323781275242%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljo1TWFpbCIsIlIdUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=OFvpV0wXBdO56nQo0vXhcRZEa%2F2vW1YgsiMVxuVjwqc%3D&reserved=0>). Future occupiers of the development should be made aware that they could periodically experience adverse amenity impacts from the pumping station in the form of odour; light; vibration and/or noise."

#### 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. As such Thames Water request that the following condition be added to any planning permission. No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development 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](https://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 (e-mail: [devcon.team@thameswater.co.uk](mailto:devcon.team@thameswater.co.uk)) prior to the planning application approval. Please note, under section 55 of the Water Industry Act 1991, Thames Water does not have a duty to provide non-domestic supplies of water. This request falls into this category and we are happy to continue exploring the possibility of supplying but cannot guarantee anything at this stage. Further investigation will be required to ensure this request does not have a detrimental impact on our existing customers. If a provision of supply can be offered following this, we will need to discuss timescales, costs and any mitigation measures that can be introduced to minimise the impact.

Yours faithfully  
Development Planning Department

Development Planning,  
Thames Water,  
Maple Lodge STW,  
Denham Way,  
Rickmansworth,  
WD3 9SQ  
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