

Bramley Sewerage Issues

2019 Correspondence

Bramley Parish Council / Thames Water

From: <CUSTOMER.FEEDBACK@thameswater.co.uk>

Date: Thu, 21 Nov 2019, 14:32

Subject: Our Ref: 33407571



Thames Water
Customer Relations
PO Box 436
Swindon
SN38 1TU

Telephone: 0800 0093965
Fax: 01793 424291
Email: Customer.Feedback@thameswater.co.uk

21 November 2019

Our Ref: 33407571

Bramley infrastructure

Dear Councillor Bell

I am writing further to your email of 12 November, in relation to your concerns with the capacity of our sewers and the plans for new developments in the area. I have spoken with my operational colleagues and I welcome the opportunity to update you on this matter.

I would like to begin by reassuring you we take these concerns very seriously and recognise the reasoning behind your email. Following Mark Matthews' initiation of a model for Bramley and Sherfield on Loddon in December 2017, we have continued amending this over the past two years.

It is important to note, creating models for infrastructure can take several years, due to the design and amendment of the plans. I am sorry for any confusion caused by our previous responses; I can understand why you were given the impression the final model had been completed. As advised in Alice's email of 14 June, the model results proved inconclusive, so further tests and investigations needed to be carried out. These are currently in progress but will need to be analysed before we can provide you with the results, however we will get these to you at the earliest opportunity.

This being said, I understand your concerns about the current network being insufficient to cope with all applications in Bramley and Sherfield on Loddon, given the number of planned new developments in the catchment. Whilst I am aware there is no five-year land availability plan, we have requested all development applications include conditions making sure they have considered the existing capacity. I would like to assure you, we will continue to do so while our modelling is being finalised, and until such time as it has been determined what upgrades to improve our sewer network may be required.

It may be worth noting, regardless of any major work on our sewer pipework, we are unable to guarantee flooding will not occur, as there are factors outside of our control. For example, even if we increase capacity, there will remain some level of risk of hydraulic flooding during excessive rain fall, or inappropriate materials entering our network, such as wet wipes, fats, oils or greases which can cause blockages.

Our modelling and analysis is expected to continue into the New Year, however I will closely monitor our progress with this matter and update you further on, or before, 14 January. In the meantime, if you need to speak with me, please call me on **0800 009 3965**, and I will be happy to help. I am available from 8am until 5pm, Monday to Friday.

Yours sincerely

Shane Lorriman

Senior Case Manager – Executive Office

Visit us online www.thameswater.co.uk , follow us on twitter www.twitter.com/thameswater or find us on www.facebook.com/thameswater. We're happy to help you 24/7.

Thames Water Limited (company number 2366623) and Thames Water Utilities Limited (company number 2366661) are companies registered in England and Wales, both are registered at Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB. This email is confidential and is intended only for the use of the person it was sent to. Any views or opinions in this email are those of the author and don't necessarily represent those of Thames Water Limited or its subsidiaries. If you aren't the intended recipient of this email, please don't copy, use, forward or disclose its contents to any other person – please destroy and delete the message and any attachments from your system.

Our Ref: 33407571

CUSTOMER.FEEDBACK@thameswater.co.uk
<CUSTOMER.FEEDBACK@thameswater.co.uk>

Wed, Nov 13,
2019 at 2:37 PM

Thames Water
Customer Relations
PO Box 436
Swindon
SN38 1TU

Telephone: 0800 0093965
Fax: 01793 424291
Email: Customer.Feedback@thameswater.co.uk

13 November 2019

Our Ref: 33407571

Acknowledgement

Dear Councillor Bell

I am writing further to your email of 12 November, highlighting your concerns with the sewerage infrastructure in Bramley to accommodate the increase in the housing over the past two years.

I would like to assure you I am working with my operational colleagues for answers to your queries on the modelling initiated by Mark Matthews in 2017. I will provide a substantive response on, or before, 26 November.

In the meantime, if you need to speak with me, please call me on **0800 009 3965**, and I will be happy to help. I am available from 8am until 5pm, Monday to Friday.

Yours sincerely

Shane Lorriman

Senior Case Manager – Executive Office

Visit us online www.thameswater.co.uk, follow us on twitter www.twitter.com/thameswater or find us on www.facebook.com/thameswater. We're happy to help you 24/7.

Thames Water Limited (company number 2366623) and Thames Water Utilities Limited (company number 2366661) are companies registered in England and Wales, both are registered at Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB. This email is confidential and is intended only for the use of the person it was sent to. Any views or opinions in this email are those of the author and don't necessarily represent those of Thames Water Limited or its subsidiaries. If you aren't the intended recipient of this email, please don't copy, use, forward or disclose its contents to any other person – please destroy and delete the message and any attachments from your system.



Ref Bramley Sewerage (33407571)

Tue, Nov 12, 2019 at 10:19 AM

CUSTOMER.FEEDBACK@thameswater.co.uk,
Bramley Parish Clerk <parishclerk@bramleypc.co.uk>,
Cllr Chris Tomblin <cldr.chris.tomblin@basingstoke.gov.uk>

Dear Shane

Thank you for your previous e mail. We understand the obligations of Thames water to supply suitable infrastructure to meet the demands of developments and the wording that should be in the Neighbourhood Plan. We have such comments in paragraphs 6.72 and 6.73 of our Neighbourhood plan as recommended by Thames water in 2017.

I was disappointed to see that you did not answer our concerns over the sewerage infrastructure in Bramley to accommodate the increase in the housing over the past two years of 315 houses with the prospects of more to come. As you know, we go back as far as 2017 with our initial concerns concerning the sewerage infrastructure with Mark Matthews.

In December 2017 Mark wrote:-

The initial modelling results came back last week. The draft conclusion is, that taking into consideration the cumulative impact of all the proposed developments in Bramley, upgrades to the local sewer network will be necessary. This modelling is based on all the proposed developments being built. The next step will be to clarify the modelling results and then align this with a more detailed picture of phasing and built out rates of the proposed developments. This will help us programme our future work and ensure that any future drainage upgrades are in place at the appropriate time. We will also focus in on an initial design and scope of the necessary drainage upgrades.

This was after Mark Initiated a modelling over Bramley and Sheffield on Loddon Sewerage infrastructure

In May 2018, the answer to a query from a resident of Bramley concerning the Sewerage Infrastructure being able to cope with the large increase in housing was:-

Following initial investigations, Thames Water has identified an inability of the existing foul water network infrastructure to accommodate the needs of this development proposal. Thames Water have contacted the developer in an attempt to agree a phasing and infrastructure strategy for foul water 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 wastewater 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 reason given above has been the response from Thames Water Utilities on all the planning applications in recent years, the 200 houses at Minchens Lane, the 50 houses on the land North of Sheffield Road and the 65 houses on the Street in Bramley.

I only quote the reply from Thames water because it was the concerns of Mark, but we did not get the results of the modelling because Mark left and his position was taken over by Cyril Mitkov.

Whilst we were in communication with Cyril, we still did not get any further feed back on the results of the modelling, and then Cyril's job was taken over by Alice Keeping who confirmed in the e mail of the 14th June, 2019:-

As you are aware from the letters you referred to, we have completed a model of our infrastructure to assess our capacity. The results of our review were inconclusive, so we are carrying out a short term flow monitoring survey. This will be arranged within the next two weeks and will take a further five weeks to complete. We anticipate this will help confirm any areas that could be affected by sewage surcharges, unless network upgrades are carried out before proposed developments are completed. The Sherfield on Loddon Sewage Treatment Works will be included within the survey area. Should we identify that upgrades are required to the current network, we will work with developers to ensure these are in place before the new homes are occupied

Alice Keeping then put me in touch with yourself in that you were taking over concerning the modelling, and your correspondence of the 14th July 2019 stated:-

We have procured additional flow monitoring surveys within the area to allow us to assess the results and design a programme for our network improvement project. It may be helpful to note, these surveys will be carried out over the next five weeks.

This was followed with your e mail of the 30th August stating that the modelling had been delayed because of the dry weather and results should be available in month or so. It is those results which we are seeking please.

We are concerned because as said above, every application for housing in Bramley and a recent one for housing in Sherfield on Loddon stated the concern as regards the Sewerage Infrastructure coping, and Thames waters concern that Sewerage flooding could occur.

We have written our concerns as you know to the Planning department in Basingstoke and Deane because all conditions laid down in the terms of accepting these developments have been granted, but in a reply from Mike Townsend, Planning and development Manager at Basingstoke and Deane, he stated:-

On each of the applications Thames Water as the relevant statutory undertaker have been consulted. Conditions have been imposed to ensure that the foul water proposals were approved before development commenced and that these met with Thames Water requirements for how they would connect into the existing network having consideration for what that would do to the overall system. I understand that details approved cited two options for increasing capacity that Thames Water were considering at that time based on a 2014 study. Following further dialogue with Thames Water we now understand that an updated study is being undertaken and specifically they have provided the following update:

"Thames Water is now undertaking a new study and is surveying the network and Sewage Pumping Station to improve the hydraulic computer model of the catchment. This will then be used to assess the combined impact of all the developments in the area. If the model identifies incapacity then we will deliver the network reinforcement that is required. The survey and modelling is expected to be completed in the next few months. To discharge any foul conditions we would require the developers build programme so we can see how it aligns with the our current growth scheme programme, to ensure we are able to complete the work (if required) ahead of the developments full occupancy."

We presume this is being adhered to, but obviously your modelling is the key to assessing the Sewerage Infrastructure and as promised, we would appreciate the results. Bramley seems to be a key target for housing and now with BDBC not having a 5 year land availability it is a field day for developers taking this window of opportunity and putting in applications for housing without any consideration for the existing community. Bramley cannot take more housing without considerable improvements in the infrastructure, Sewerage being only one consideration.

At present there is a likely application for 15 houses on the Street in Bramley which at a recent consultation, the developers said they had the green light from Thames Water. There is the upcoming BDBC land assessment which involves land bordering the settlement policy boundary of 150 houses, 325 houses and 15 houses. These have not been agreed as yet and Bramley has a fight on its hands to maintain a Rural atmosphere.

You may appreciate our deep concerns as regards the infrastructure in Bramley and as said would appreciate the latest update and results of your modelling.

Thank you
Kindest regards
Malcolm Bell
Vice Chair of Bramley Parish Council

Top of Form
30 August 2019

Our Ref: 33407571

Bramley sewer network

Dear Councillor Bell

I am writing further to my email of 19 July, to update you on our sewer network within Bramley. I returned your call yesterday, but I was unable to speak with you at the time.

I am pleased to confirm we began a five week flow monitoring survey on 15 July, which was scheduled to be completed on Friday 23 August. Regrettably, due to the dry summer so far, we received insufficient rainfall, as such, we have extended the survey until 6 September.

Following this, we will assess the results and create a programme for the next stages of our project. It is important to note, we do not anticipate having any further update on our proposals for this work until we have assessed the data, agreed and produced a solution. This process is expected to take a minimum of two months, however I will continue to closely monitor this matter.

I will update you further on, or before, 11 November. In the meantime, if you need to speak with me, please call me on 0800 009 3965, and I will be happy to help. I am available from 8am until 5pm, Monday to Friday.

Yours sincerely

Shane Lorriman

Senior Case Manager – Executive Office

Bottom of Form

Visit us online www.thameswater.co.uk, follow us on twitter www.twitter.com/thameswater or find us on www.facebook.com/thameswater. We're happy to help you 24/7.

Thames Water Limited (company number 2366623) and Thames Water Utilities Limited (company number 2366661) are companies registered in England and Wales, both are registered at Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB. This email is confidential and is intended only for the use of the person it was sent to. Any views or opinions in this email are those of the author and don't necessarily represent those of Thames Water Limited or its subsidiaries. If you aren't the intended recipient of this email, please don't copy, use, forward or disclose its contents to any other person – please destroy and delete the message and any attachments from your system

From: Mike Townsend <Mike.Townsend@basingstoke.gov.uk>
Sent: 30 August 2019 15:16
To: Cllr Venetia Rowland <cllr.venetia.rowland@basingstoke.gov.uk>
Cc: Cllr Mark Ruffell <Cllr.Mark.Ruffell@basingstoke.gov.uk>; Cllr Nick Robinson <Cllr.Nick.Robinson@basingstoke.gov.uk>; Matthew Evans <matthew.evans@basingstoke.gov.uk>
Subject: FW: NP and Sewerage concerns

Dear Cllr Rowland

Melissa has passed me your email. Firstly may I sincerely apologise for the delay in responding to the issues you've raised regarding the influence of Neighbourhood Planning in decisions on planning applications. I have also copied in Cllr Miller to the response given the relevance to DC Committee matters.

Neighbourhood Planning and Decision Making

RESPONSE TAKEN OUT AS NOT RELEVANT TO SEWAGE PROBLEM

Sewerage Queries

I do recall correspondence earlier this year from Bramley Parish Council and had thought that this point had been responded to – if that is not the case please do let me know and I will gladly write to the Parish Council directly. As I recall the main thrust of their concern was the cumulative impact of the developments at Minchens Lane (200 dwellings), Strawberry Fields (50 dwellings) and The Street (65 dwellings) on sewerage infrastructure in the area. In particular the concern was whether each development was being considered in light of the Thames Water plans to upgrade the infrastructure in the area to cope with capacity issues.

On each of the applications Thames Water as the relevant statutory undertaker have been consulted. Conditions have been imposed to ensure that the foul water proposals were approved before development commenced and that these met with Thames Water requirements for how they would connect into the existing network having consideration for what that would do to the overall system. I understand that details approved cited two options for increasing capacity that Thames Water were considering at that time based on a 2014 study. Following further dialogue with Thames Water we now understand that an updated study is being undertaken and specifically they have provided the following update:

“Thames Water is now undertaking a new study and is surveying the network and Sewage Pumping Station to improve the hydraulic computer model of the catchment. This will then be used to assess the combined impact of all the developments in the area. If the model identifies incapacity then we will deliver the network reinforcement that is required. The survey and modelling is expected to be completed in the next few months.

To discharge any foul conditions we would require the developers build programme so we can see how it aligns with our current growth scheme programme, to ensure we are able to complete the work (if required) ahead of the developments full occupancy.”

Therefore the key matter Thames Water are seeking to understand and address is development phasing in relation to their own intentions around overall capacity of the system. Details secured in approvals on the planning applications and discharge of conditions are therefore based on the input from Thames Water in this regard.

If it would be of assistance I will gladly pursue a further update from Thames Water on their progress with the updated study and timescales for any capacity improvements (as might be necessary).

I hope this response is of assistance and my apologies again for the prolonged delay in responding.

Kind regards
Mike

Mike Townsend
Planning and Development Manager
Basingstoke and Deane Borough Council
Tel: 01256 845307
Mike.Townsend@basingstoke.gov.uk
www.basingstoke.gov.uk

From: CUSTOMER.FEEDBACK@THAMESWATER.CO.UK
Sent: 14 June 2019 14:19
To: [REDACTED]
Subject: Our Ref: 33407571

Thames Water
Customer Relations
PO Box 436
Swindon
SN38 1TU

Telephone: 0800 0093965
Fax: 01793 424291
Email: Customer.Feedback@thameswater.co.uk

14 June 2019

Our Ref: 33407571

Bramley sewer network

Dear Councillor Bell

Thank you for your email dated 16 May, concerning the Neighbourhood Plan produced by Bramley Parish Council in 2017. As Local and Regional Government Liaison, I have spoken with my Operational team and I welcome the opportunity to update you on this matter.

In relation to new development, we actively work with local authorities, including Basingstoke and Deane Borough Council. This is to ensure that the development is allocated and phased, taking into consideration our infrastructure capacity. This is predominantly through liaising with local planning authorities on the drafting of their Local Plans, for which we are a statutory consultee.

We also respond to Developer planning applications seeking to ensure that developments are sustainable from a water and wastewater perspective. For example, we encourage developers to include water and drainage strategies as supporting documentation for their planning applications, especially for major planning applications. Where the water and drainage strategies recommend infrastructure upgrades, the upgrades will be provided by ourselves.

As you are aware from the letters you referred to, we have completed a model of our infrastructure to assess our capacity. The results of our review were inconclusive, so we are carrying out a short term flow monitoring survey. This will be arranged within the next two weeks and will take a further five weeks to complete. We anticipate this will help confirm any areas that could be affected by sewage surcharges, unless network upgrades are carried out before proposed developments are completed. The Sherfield on Loddon Sewage Treatment Works will be included within the survey area. Should we identify that upgrades are required to the current network, we will work with developers to ensure these are in place before the new homes are occupied.

I trust this information is useful, however if you still wish to arrange a meeting, I would be grateful if you could provide some convenient dates. Alternatively, I have asked Shane Lorriman, a Senior Case Manager within our Executive Office, to closely monitor the survey and update you on the outcome of this. Shane will contact you once the survey has been completed, no later than 19 July. In the meantime, if you have any questions on this matter, please call Shane on **0800 009 3965**, between 8am and 5pm, Monday to Friday and he will be happy to help.

Yours sincerely

Alice Keeping

Local and Regional Government Liaison

Visit us online www.thameswater.co.uk, follow us on twitter www.twitter.com/thameswater or find us on www.facebook.com/thameswater. We're happy to help you 24/7.



BRAMLEY PARISH COUNCIL

Member of the Hampshire Association of Local Councils

Clerk: Mrs Maxta Thomas, PO Box 6967, Tadley, RG24 4XG

Tel: 07810 692486

Email: parishclerk@bramleypc.co.uk

Website: www.bramleypc.co.uk

Bramley Sewerage and Waste Water, April 2019

Bramley Parish Council is very concerned that the Sewerage Infrastructure and Waste water disposal is insufficient to cope with the increase in housing in Bramley. Recently permission has been given for 200 houses on Minchens Lane (now in the final stages of completion), 50 houses on the Land North of Sherfield Road (Houses started building) and the 65 houses on the land South of the Street and the corner of Cufaude Lane (Initial houses built).

We will examine each site individually and the comments and approval given to progress with these houses.

1) 200 houses at Minchens Lane. 14/01075/OUT

Planning was agreed at Committee on the 3rd December, 2014 and conditions applied.

Condition 15 was concerned with surface water drainage and Condition 16 the sewerage system.

Condition 16 stated:-

"No development approved by this permission shall be commenced until a detailed scheme for the improvement of the existing sewerage system has been submitted to and approved in writing by the local authority. The scheme shall be implemented as approved. No occupation of dwellings approved by this permission shall occur until the scheme for improvement of the existing sewage system has been completed.

REASON: *Ensure sufficient capacity is made available to cope with the new development and there is no detrimental impact on water quality arising from changes in quality/quantity of treated sewage discharges. The sewerage service provider has highlighted existing sewer capacity issues within the vicinity of the proposed development.*

This was as a result of the Consultees letter from Thames Water.

Phase 1 was started and completed, 57 houses, with this hanging over the development.

Phase 2:-

For phase 2 of this development, 54 dwellings, then Thames water as Consultees made comments on the 7th November 2016 and the 6th April 2017 confirming the concern about the capacity of the Sewerage Infrastructure:-

Waste Comments:-*Following initial investigation, Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application. Should the Local Planning Authority look to approve the application, Thames Water would like the following 'Grampian Style' condition imposed. "Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed".*

REASON:- *The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Should the Local Planning Authority consider the above recommendation is inappropriate or are unable to include it in the decision notice, it is important that the Local Planning*

Authority liaises with Thames Water Development Control Department (telephone 0203 577 9998) prior to the Planning Application approval.

Supplementary Comments

WASTEWATER: A sewer impact study (SMG 1294 G4027) was completed in October 2014 and concluded that network improvements are required to accommodate the whole site consisting of 200 new dwellings. The applicant is requested to contact Thames Water Developer Services to agree a drainage strategy for the whole site, as well as agreeing a strategy for each phase.

The Officers report stated in recommending approval for this phase: - Requires a drainage strategy

Phase 3:- Only 6 houses, no Thames water consultation!

Phase 4:-

This is the final phase for 83 dwellings and again Thames water consultees made the following comment on the 14th May, 2018 :-

Waste Comments: - Following initial investigations, Thames Water has identified an inability of the existing foul water network infrastructure to accommodate the needs of this development proposal. Thames Water have contacted the developer in an attempt to agree a phasing and infrastructure strategy for foul water 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 wastewater 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 <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development>. 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

Bramley Parish Council was in touch with Thames water in the production of the Neighbourhood Plan and the contact we had was a Mark Matthews, the Local and Regional Government Liaison Officer. In questioning him about the comments from Thames Water Consultees, he started preparing a model for Bramley with the proposed developments, and a conclusion they came to was that an "upgrade to the drainage network would be required to support the additional wastewater flows from all developments proposed in the Bramley Area". This was in an e mail from him in January, 2018. Subsequently Mark has moved on and his position taken up by Cyril Mitkov who we are in communication with, but correspondence is slow.

The discharge of Condition 16 associated with 14/01075/OUT was given in a letter dated 4th February, 2016. This discharge was given on the basis that the development should proceed in accordance with approved details given in the "Sewer Impact Study" date received 27th November, 2015. A statement in the letter said "development should not commence until **ALL** pre-commencement conditions have been discharged".

The Sewer Impact Study from "Thames Water" says in paragraph

5.3. Sewerage Network improvements required for the proposed development

There is not adequate capacity in the existing network to accept the proposed development flows and therefore improvements are required to the existing network.

Two options were provided in the study to accommodate the development and the conclusion was

7.0. Conclusion

Based on the analysis of the hydraulic model with and without the development flows, the proposed development at Minchens Lane will reduce existing levels of service within the foul sewer network downstream of the development. Two potential locations for the outline solution have been identified within the report to allow for the development to connect to the network while maintaining the existing level of service.

These are recommendations to Thames Water Utilities and may be altered/added to based on local operational knowledge of the system.

Another report by Odyssey Markides for Persimmon Homes dated 22nd April, 2016 stated under the section on

"Proposed Foul Water Drainage Strategy"

3.3. Following the undertaking of a Sewer Impact Study, Thames Water has concluded that improvement works will be required to the existing system to ensure that the system's capacity is retained once the foul flows from the proposed development are concluded.

We, Bramley Parish Council, have no confidence that the upgrade to the sewerage infrastructure referred to has been met and we therefore consider that Bramley residents are under threat of sewage overflow.

Looking further, this is just considering the 200 houses at Minchens Lane and further developments which have been approved and are ongoing with Conditions imposed associated with the Sewerage Infrastructure.

(Sewer Impact Study. SMG1294. G4027. Proposed Development at Minchens Lane, Bramley)

2) 50 houses on the Land North of Sherfield Road

Condition 18 in accepting the Outline Planning for 15/02708/OUT states:-

No development approved by this permission shall be commenced until a detailed scheme for the improvement of the existing sewer system has been submitted to and approved in writing by the local planning authority.....

REASON: - *The sewerage service provider has highlighted existing sewer capacity issues within the vicinity of the proposed development. Improvements to the localities sewerage infrastructure may be required in order to accommodate the development without exacerbating capacity issues within the area.*

Officers Report Stated:-

DRAINAGE: - *Thames water has identified sewer capacity issues with regards to the proposed development. In this regard their comments duplicate those made in their consultation response to the Outline application made under 14/01075/OUT (Minchens Lane). In that instance Thames water requested a condition that required the submission of a Drainage Strategy to be approved prior to the commencement of works on the site. Such a condition was imposed on the permission relating to 14/01075/OUT and therefore it is not necessary to repeat this condition at this reserved matters stage.*

20th February, 2018. Letter to Development Control from BCTAdmin, Thames Water.

Ref Land to the North of Sherfield Road, Bramley, RG26. 18/00099/RES

Waste Comments:-

With the information provided Thames Water has been unable to determine the waste water infrastructure needs for this application. Should the Local Planning Authority look to approve the application ahead of further information being provided, we request the following Grampian Style condition be applied_ "Development shall not commence until a Drainage Strategy detailing any on and/off site drainage works has been submitted to and approved by the local planning authority in consultation with the sewerage undertaker.

REASON:- *The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development and to avoid adverse environmental impact on the community.*

Letter from M Townsend on the application ref Sewage Capacity, ref 18/03479/EN10, ref the Land North of Sherfield Road, said that the pre-application was being considered...

This development is downstream from the development at Minchens Lane. The strategy that was recommended to apply to Minchens lane as regards the improvement in the infrastructure has to apply. Again we are not confident that this improvement has been made, and as this improvement was just for 200 houses, what further additional improvement is required to cope with a further 50 houses??

CONDITION 18 as far as we can see has not been met.

3) Land Adjacent the Street, Bramley, RG26 5DE. 15/02682/OUT for 65 houses

Permission given for the development subject to Condition 29 being met, ref sewerage infrastructure:-

Condition 29:- *Development shall not commence until a drainage strategy detailing any on and/or off site drainage works has been submitted to and approved by the local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been complete.*

REASON: *The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development and in order to avoid adverse environmental impact upon the community.*

JUST A REPEAT OF ALL THE OTHER CONDITIONS APPLIED TO THE ABOVE APPLICATIONS WRT SEWAGE INFRASTRUCTURE.

The discharge of condition 29 was given by Thames water on the 3rd October, 2018. This was on the basis that details of site drainage works, as laid down in drawing ref 41476/2004/003- revision P4 dated 18.04.18 are adhered to. This includes that no surface water flows will be discharged to the public sewer and foul water flows will connect via gravity to the 225mm foul sewer in The Street.

A report by Peter Brett concerning the discharge of Condition 29 gives the information concerning the onsite drainage system and the point of discharge into the main sewer in The Street.

The reports that accompany the Discharge of Condition 29 and are on record are:-

- a) Report by Peter Brett Associates, including plans 41476/2004/003 (RevisionP4) and 40476/2004/004(Revision 004)
Date 10th May 2018, received 31st August 2018
- b) Technical Approval from Thames Water.
Ref; DS6052110.
Date 28th August 2018, Received 6th September 2018.
- c) Build Schedule. Date 26th August 2018. Received 2nd October 2018
- d) Build Routes 1 and 2. Received 2nd October 2018.

These reports cover the connection to the sewer and the site layout of sewage pipes. There is no reference to the improvements to the overall Sewerage Infrastructure referred to in the applications for the 200 houses on Minchens Lane and the 50 houses on the Land North of Sherfield Road which lie **DOWNSTREAM** of this development.

Without the improvements to the Sewerage Infrastructure highlighted in the Sewage Survey conducted by Thames Water, which we do not believe have been completed, then there is in our opinion going to be a sewage overflow when all the houses, 315 in total are completed.

In giving planning permission, the individual sites are assessed on an individual basis and no consideration appears to be given as to the overall impact that the total number of additional houses is going to have on the community, in this case with respect to the disposal of foul water.

Bramley Parish Council, who is there to ensure that the community of Bramley have a good quality of life and that the infrastructure across the board is in place to ensure that happens, are concerned that we as a community are going to have sewage overspill because the associated infrastructure is insufficient to cope. We want assurance from Basingstoke and Deane and Thames Water that this is not going to be the case so that we can circulate that assurance to the whole of the community.

That not being the case, as a body elected to protect and improve the community as regards their quality of life, we will publish our concerns to the community. As a Parish we spent hours drawing up a NEIGHBOURHOOD PLAN to ensure that the Vision for Bramley is met in the coming years:

In 2029 Bramley will be an attractive village with a strong historic character, an unspoiled rural setting, excellent and conveniently located community facilities, a range of high quality homes fulfilling local needs, safe and convenient access to transport services and green spaces, and good opportunities for locally base employment.

We look forward to a response from Basingstoke and Deane addressing our concerns with the assurances we seek.

Malcolm Bell,
Bramley Parish Councillor
On Behalf of Bramley Parish Council.